



**LEBANON PLANNING BOARD  
JULY 26, 2021 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
  - 2. Public Hearing Items**
    - A. **Liberty Utilities** - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Eastman Hill Road, Great Brook Road, Old Pine Tree Cemetery Road, Poverty Lane, Slayton Hill Road and Sunset Rock Road, all designated scenic roads. PB2021-21-SCR
  - 3. Study Items**
    - A. Presentation by Bruce Mayberry Re: Draft of the updated impact fee schedule
    - B. Proposed Amendments to the Site Plan Review Regulations creating a minor Site Plan Review process and Minor Site Plan Committee
  - 4. Committee Reports**
    - A. **City Council Subcommittees:**
      - Class VI Roads Advisory Committee (J. Monroe)
      - Lebanon Energy Advisory Committee (J. Monroe)
    - B. **Planning Board Subcommittees:**
      - Planning Board Capital Improvement Program (B. Garland/L. Stavis/M. Hall/K. Chewning)
      - Planning Board Development Regulations Update (M. Hall/K. Romano/J. Rutter / J. Monroe)
    - C. **Other Subcommittees:**
      - City Council Representative (D. Whittlesey/K. Zook)
      - Heritage Commission (J. Rutter)
      - Pedestrian & Bicyclist Advisory Committee (G. Amaro)
      - Upper Valley Lake Sunapee Regional Planning Commission (B. Garland)
      - UV SubCommittee of the Connecticut River Joint Commissions (B. Garland)
      - Upper Valley Transportation Management Association (VACANT)
      - Mascoma River Local Advisory Committee (K. Romano)
      - Steering Committee for the Implementation of the Master Plan (B. Garland/K. Chewning /VACANT/J. Monroe)
      - West Lebanon Revitalization Advisory Committee (L. Stavis)
      - Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

- 5. Other Business**
- 6. Approval of Minutes**
  - A. June 28, 2021
- 7. Adjournment**

**The order of agenda items is subject to change.**

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://LebanonNH.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



Agenda  
Planning Board  
July 26, 2021

Agenda Item #2A  
Public Hearing Items

## Liberty Utilities

## MEMORANDUM

TO: Planning Board Members

FROM: Shaun Mulholland, City Manager

DATE: July 6, 2021

SUBJECT: Liberty Utilities Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Eastman Hill Road, Great Brook Road, Old Pine Tree Cemetery Road, Poverty Lane, Slayton Hill Road and Sunset Rock Road, all designated scenic roads.  
PB2021-21-SCR

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The Code of the City of Lebanon, Chapter 134, Scenic Roads, Section 134-5 reads, in part:

“If any repair, maintenance, reconstruction or paving work done with respect to the scenic road shall involve the cutting or removal of trees or the tearing down or destruction of stone walls or portions thereof, the Manager shall obtain the written consent of the Planning Board.”

The City has received a request from Liberty Utilities to do routine scheduled maintenance trimming and tree removal along Eastman Hill Road, Great Brook Road, Old Pine Tree Cemetery Road, Poverty Lane, Slayton Hill Road and Sunset Rock Road

Per the requirements outlined in the City Code, Chapter 134, I am requesting that the Planning Board schedule a public hearing in compliance with 134-5 (A).

A copy of the request by Liberty Utilities is attached for your review and consideration.



July 1, 2021

City of Lebanon  
Planning Board  
51 North Park St.  
Lebanon, NH 03766

Dear Lebanon Planning Board:

Liberty Utilities will be performing scheduled vegetation management for the safety and reliability of the electric distribution system on the following designated scenic roads in the City of Lebanon: Eastman Hill Rd, Great Brook Rd, Old Pine Tree Cemetery Rd, Poverty Lane, Slayton Hill Rd, Sunset Rock Rd

The details for the proposed tree work are enclosed. The planned work can be categorized as follows:

Any and all trees over the 15 inch circumference limit will be pruned to remove dead/dying, weak and structurally poor limbs to conform to the clearances specified by the New Hampshire Public Utilities Commission:

Puc 307.10 Tree-Pruning Standards.

- a) With the land-owner's consent, utilities shall prune trees adjacent to all distribution circuits to the following minimum clearances on no more than a 5 year cycle:
  - 1) 10 feet below the conductors;
  - 2) 8 feet to the side of the nearest conductor; and
  - 3) 15 feet above the conductors, at time of pruning.
- b) Utilities shall implement measures such as mid-cycle reviews to identify and mitigate elevated risk from tree exposure on circuits or sections of circuits that are significantly and/or continually experiencing tree-related interruptions, where it is practical to do so.
- c) Utilities shall not be required to prune to the clearance standards specified in (a) of this section where:
  - 1) The land-owner has refused or restricted permission to prune;
  - 2) A municipality or other local governing body, by ordinance or other official means, has refused or restricted permission to prune; or
  - 3) Pruning to the standards specified in subpart (a) would be detrimental to the health of the tree, in which the utility shall adhere to the guidelines provided in ANSI A300 Part 1-2008 Edition, available as noted in Appendix B.

Trees under the 15 inch circumference limit and brush capable of growing into the energized conductors will be cut with the landowner's consent.



Trees to be removed, based on clearance needs and risk assessment performed by Liberty Utilities and qualified foresters from Environmental Consultants, Inc. (ECI) have been marked with red or pink flagging stapled to the trees. Removals are noted in the enclosed details as an activity = "Rmv," a size = diameter class (ie 05-08") and by land type distinction (Unmaintained (UM), Rural (R) and Maintained (M)).

The newer PUC 307.10 Standards requires our clearance corridor to be wider than in the past. This has required more vegetation work and tree removals and as a result, trees planned for removal are at this time at an inventory state. Currently removals located along single phase construction are being deferred. (Scenic roads are often of this construction.) The removals will be performed as resources are available and will be prioritized by relative risk to other trees found in the inventory process. That is, we expect most of these planned and inventoried removals on the scenic roads to be deferred until a future date.

Please notify as to the date, time and place of the required public hearing at the earliest possible convenience for me to present the project for approval.

Should you have any questions or comments please do not hesitate to contact me at 603-306-8270 or [Heather.Green@libertyutilities.com](mailto:Heather.Green@libertyutilities.com).

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Heather Green".

Heather Green, ISA Certified Arborist IL1344AM  
Program Manager Vegetation and Inspections



2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line #         | Street         | Address            | From Pole Label | To Pole Label  | Activity                   | Qty | Diameter | Species               | Comments                        | Job # |
|----------------|----------------|--------------------|-----------------|----------------|----------------------------|-----|----------|-----------------------|---------------------------------|-------|
| GREAT BROOK RD |                |                    |                 |                |                            |     |          |                       |                                 |       |
| 107            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0159/72-0   | 112 0321/2-0   | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         | Tree exists in adjacent span(s) | 3314  |
| 108            | Great Brook Rd | Unknown            | 112 0159/72-0   | 112 0321/2-0   | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3313  |
| 109            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/2-0    | 112 0321/3-0   | Prune and Flatcut          | 1   | 9        | Hardwood- Mxd         |                                 | 3315  |
| 110            | Great Brook Rd | Unknown            | 112 0321/3-0    | 112 0321/4-0   | Prune                      | 1   | 21       | Willow                |                                 | 3317  |
| 111            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/3-0    | 112 0321/4-0   | Prune and Flatcut          | 1   | 7        | Hardwood- Mxd         |                                 | 3316  |
| 112            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/4-0    | 112 0321/5-0   | Vines Cut (VC)             | 4   | NA       | Vines: Other          | Clear around pole for vines     | 3318  |
| 113            | Great Brook Rd | Unknown            | 112 0321/4-0    | 112 0321/5-0   | Prune                      | 1   | 16       | Maple: Sugar          |                                 | 3319  |
| 114            | Great Brook Rd | Unknown            | 112 0321/5-0    | 112 0321/6-0   | Vines Cut (VC)             | 3   | NA       | Vines: Grape          | Vines on guy                    | 3320  |
| 115            | Great Brook Rd | Unknown            | 112 0321/6-0    | 112 0321/7-0   | Prune and Flatcut          | 1   | 6        | Hardwood- Mxd         |                                 | 3323  |
| 116            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/6-0    | 112 0321/7-0   | Prune                      | 1   | 12       | Ash                   |                                 | 3322  |
| 117            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/6-0    | 112 0321/7-0   | Prune                      | 1   | 9        | Cherry: Black         |                                 | 3321  |
| 118            | Great Brook Rd | Unknown            | 112 0321/7-0    | 112 0321/8-0   | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3324  |
| 119            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/7-0    | 112 0321/8-0   | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3325  |
| 120            | Great Brook Rd | Unknown            | 112 0321/8-0    | 112 0321/9-0   | Prune                      | 1   | 21       | Maple: Red            |                                 | 3327  |
| 121            | Great Brook Rd | Unknown            | 112 0321/8-0    | 112 0321/9-0   | Prune                      | 1   | 13       | Pine: White           |                                 | 3328  |
| 122            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/8-0    | 112 0321/9-0   | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3326  |
| 123            | Great Brook Rd | Unknown            | 112 0321/8-0    | 112 0321/9-0   | Rmv: Tree Removal 19-24" R | 1   | 24       | Pine: White           | Tree marked                     | 3363  |
| 124            | Great Brook Rd | Unknown            | 112 0321/9-0    | 112 0321/10-0  | Prune                      | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3332  |
| 125            | Great Brook Rd | Unknown            | 112 0321/9-0    | 112 0321/10-0  | Prune                      | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3331  |
| 126            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/9-0    | 112 0321/10-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3329  |
| 127            | Great Brook Rd | 109 GREAT-BROOK RD | 112 0321/9-0    | 112 0321/10-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3330  |
| 128            | Great Brook Rd | Unknown            | 112 0321/10-0   | 112 0321/11-0  | Prune                      | 1   | 14       | Hardwood- Mxd         |                                 | 3333  |
| 129            | Great Brook Rd | 70 GREAT-BROOK RD  | 112 0321/10-0   | 112 0321/11-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3334  |
| 130            | Great Brook Rd | 70 GREAT-BROOK RD  | 112 0321/10-0   | 112 0321/11-0  | Vines Cut (VC)             | 2   | NA       | Vines: Grape          | Clear around pole for vines     | 3335  |
| 131            | Great Brook Rd | 70 GREAT-BROOK RD  | 112 0321/11-0   | 112 0321/11-50 | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3337  |
| 132            | Great Brook Rd | Unknown            | 112 0321/11-0   | 112 0321/11-50 | Prune                      | 1   | 12       | Hardwood- Mxd         |                                 | 3336  |
| 133            | Great Brook Rd | 70 GREAT-BROOK RD  | 112 0321/11-50  | 112 0321/11-51 | Prune Secondary to Spec    | 1   | 17       | Hardwood- Mxd         |                                 | 3338  |
| 134            | Great Brook Rd | 70 GREAT-BROOK RD  | 112 0321/11-50  | 112 0321/11-51 | Prune Secondary to Spec    | 1   | 8        | Hardwood- Mxd         |                                 | 3339  |
| 135            | Great Brook Rd | 64 GREAT-BROOK RD  | 112 0321/11-50  | 112 0321/12-0  | Prune and Flatcut          | 1   | 28       | Hardwood- Mxd         |                                 | 3341  |
| 136            | Great Brook Rd | 69 GREAT-BROOK RD  | 112 0321/11-50  | 112 0321/12-0  | Prune                      | 6   | 15       | Maple: Sugar          |                                 | 4130  |
| 137            | Great Brook Rd | 70 GREAT-BROOK RD  | 112 0321/11-50  | 112 0321/12-0  | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |                                 | 3340  |
| 138            | Great Brook Rd | Unknown            | 112 0321/11-50  | 112 0321/12-0  | Prune                      | 3   | 14       | Maple: Sugar          |                                 | 3342  |
| 139            | Great Brook Rd | 69 GREAT-BROOK RD  | 112 0321/12-0   | 112 0321/12-1  | Prune Secondary to Spec    | 3   | 10       | Maple: Sugar          |                                 | 3344  |
| 140            | Great Brook Rd | 65 GREAT-BROOK RD  | 112 0321/12-0   | 112 0321/13-0  | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |                                 | 3345  |
| 141            | Great Brook Rd | 64 GREAT-BROOK RD  | 112 0321/12-0   | 112 0321/13-0  | Prune and Flatcut          | 1   | 15       | Hardwood/Conifer- Mxd |                                 | 3343  |
| 142            | Great Brook Rd | 69 GREAT-BROOK RD  | 112 0321/12-0   | 112 0321/13-0  | Prune                      | 1   | 22       | Maple: Sugar          |                                 | 3346  |
| 143            | Great Brook Rd | 65 GREAT-BROOK RD  | 112 0321/13-0   | 112 0321/14-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3347  |
| 144            | Great Brook Rd | 60 GREAT-BROOK RD  | 112 0321/14-0   | 112 0321/14-1  | Prune and Flatcut          | 1   | 7        | Hardwood- Mxd         |                                 | 3348  |
| 145            | Great Brook Rd | 65 GREAT-BROOK RD  | 112 0321/14-0   | 112 0321/15-0  | Prune and Flatcut          | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3349  |
| 146            | Great Brook Rd | 65 GREAT-BROOK RD  | 112 0321/15-0   | 112 0321/16-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3350  |
| 147            | Great Brook Rd | Unknown            | 112 0321/15-0   | 112 0321/16-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3351  |
| 148            | Great Brook Rd | 52 GREAT-BROOK RD  | 112 0321/16-0   | 112 0321/16-1  | Prune Secondary to Spec    | 2   | 6        | Ash                   |                                 | 3352  |
| 149            | Great Brook Rd | Unknown            | 112 0321/16-0   | 112 0321/17-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3353  |
| 150            | Great Brook Rd | Unknown            | 112 0321/17-0   | 112 0321/18-0  | Prune and Flatcut          | 1   | 7        | Hardwood- Mxd         |                                 | 3354  |
| 151            | Great Brook Rd | 48 GREAT-BROOK RD  | 112 0321/17-0   | 112 0321/18-0  | Prune                      | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3355  |
| 152            | Great Brook Rd | Unknown            | 112 0321/17-0   | 112 0321/18-0  | Prune                      | 1   | 12       | Hardwood- Mxd         |                                 | 3356  |
| 153            | Great Brook Rd | 42 GREAT-BROOK RD  | 112 0321/18-0   | 112 0321/18-1  | Prune Secondary to Spec    | 1   | 13       | Hardwood- Mxd         |                                 | 3357  |
| 154            | Great Brook Rd | 119 DAISY HL       | 112 0059/32-0   | 112 0059/33-0  | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |                                 | 3358  |
| 155            | Great Brook Rd | Unknown            | 112 0059/33-0   | 112 0059/34-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3360  |
| 156            | Great Brook Rd | 119 DAISY HL       | 112 0059/33-0   | 112 0059/34-0  | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         |                                 | 3359  |
| 157            | Great Brook Rd | Unknown            | 112 0059/34-0   | 112 0059/33-1  | Prune Secondary to Spec    | 1   | 8        | Hardwood- Mxd         |                                 | 3361  |
| 158            | Great Brook Rd | 10 GREAT-BROOK RD  | 112 0059/34-0   | 112 0059/33-1  | Prune Secondary to Spec    | 1   | 4        | Pine: White           |                                 | 3362  |

| Line #         | Street         | Address | From Pole Label | To Pole Label | Activity                   | Qty | Diameter | Species     | Comments    | Job # |
|----------------|----------------|---------|-----------------|---------------|----------------------------|-----|----------|-------------|-------------|-------|
| GREAT BROOK RD |                |         |                 |               |                            |     |          |             |             |       |
| 123            | Great Brook Rd | Unknown | 112 0321/8-0    | 112 0321/9-0  | Rmv: Tree Removal 19-24" R | 1   | 24       | Pine: White | Tree marked | 3363  |



2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line #          | Street          | Address            | From Pole Label | To Pole Label  | Activity                   | Qty | Diameter | Species               | Comments                        | Job # |
|-----------------|-----------------|--------------------|-----------------|----------------|----------------------------|-----|----------|-----------------------|---------------------------------|-------|
| EASTMAN HILL RD |                 |                    |                 |                |                            |     |          |                       |                                 |       |
| 1               | Eastman Hill Rd | Unknown            | 1L2 0091/33-0   | 1L2 0073/1-0   | Prune and Flatcut          | 1   | 8        | Hardwood- Mxd         |                                 | 3668  |
| 2               | Eastman Hill Rd | Unknown            | 1L2 0073/1-0    | 1L2 0073/2-0   | Prune and Flatcut          | 1   | 15       | Hardwood- Mxd         |                                 | 3669  |
| 3               | Eastman Hill Rd | Unknown            | 1L2 0073/1-0    | 1L2 0073/2-0   | Prune                      | 1   | 36       | Oak                   |                                 | 3671  |
| 4               | Eastman Hill Rd | Unknown            | 1L2 0073/1-0    | 1L2 0073/2-0   | Prune and Flatcut          | 1   | 13       | Hardwood- Mxd         |                                 | 3670  |
| 5               | Eastman Hill Rd | Unknown            | 1L2 0073/2-0    | 1L2 0073/3-0   | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         | Tree exists in adjacent span(s) | 3673  |
| 6               | Eastman Hill Rd | Unknown            | 1L2 0073/2-0    | 1L2 0073/3-0   | Prune                      | 1   | 10       | Hardwood- Mxd         |                                 | 3672  |
| 7               | Eastman Hill Rd | Unknown            | 1L2 0073/3-0    | 1L2 0073/4-0   | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3674  |
| 8               | Eastman Hill Rd | 12 EASTMAN-HILL RD | 1L2 0073/4-0    | 1L2 0073/5-0   | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3604  |
| 9               | Eastman Hill Rd | 11 EASTMAN-HILL RD | 1L2 0073/5-0    | 1L2 0073/5-1   | Prune Secondary to Spec    | 1   | 8        | Hardwood- Mxd         |                                 | 3605  |
| 10              | Eastman Hill Rd | 18 EASTMAN-HILL RD | 1L2 0073/5-0    | 1L2 0073/6-0   | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd | Tree exists in adjacent span(s) | 3603  |
| 11              | Eastman Hill Rd | 23 EASTMAN-HILL RD | 1L2 0073/6-0    | 1L2 0073/6-1   | Prune Secondary to Spec    | 1   | 9        | Hardwood- Mxd         |                                 | 3729  |
| 12              | Eastman Hill Rd | 23 EASTMAN-HILL RD | 1L2 0073/6-0    | 1L2 0073/6-1   | Prune Secondary to Spec    | 1   | 7        | Hardwood- Mxd         |                                 | 3730  |
| 13              | Eastman Hill Rd | 23 EASTMAN-HILL RD | 1L2 0073/6-1    | 1L2 0073/6-2   | Prune Secondary to Spec    | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3731  |
| 14              | Eastman Hill Rd | 18 EASTMAN-HILL RD | 1L2 0073/6-0    | 1L2 0073/7-0   | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         |                                 | 3602  |
| 15              | Eastman Hill Rd | 32 EASTMAN-HILL RD | 1L2 0073/6-0    | 1L2 0073/7-0   | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3601  |
| 16              | Eastman Hill Rd | 32 EASTMAN-HILL RD | 1L2 0073/7-0    | 1L2 0073/8-0   | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3599  |
| 17              | Eastman Hill Rd | 23 EASTMAN-HILL RD | 1L2 0073/7-0    | 1L2 0073/8-0   | Prune                      | 1   | 8        | Hardwood- Mxd         |                                 | 3600  |
| 18              | Eastman Hill Rd | 32 EASTMAN-HILL RD | 1L2 0073/8-0    | 1L2 0073/8-1   | Prune Secondary to Spec    | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3598  |
| 19              | Eastman Hill Rd | 32 EASTMAN-HILL RD | 1L2 0073/8-0    | 1L2 0073/9-0   | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3597  |
| 20              | Eastman Hill Rd | 32 EASTMAN-HILL RD | 1L2 0073/9-0    | 1L2 0073/10-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3596  |
| 21              | Eastman Hill Rd | 23 EASTMAN-HILL RD | 1L2 0073/9-0    | 1L2 0073/10-0  | Prune and Flatcut          | 1   | 13       | Hardwood- Mxd         |                                 | 3595  |
| 22              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/10-0   | 1L2 0073/11-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3593  |
| 23              | Eastman Hill Rd | 23 EASTMAN-HILL RD | 1L2 0073/10-0   | 1L2 0073/11-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3594  |
| 24              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/11-0   | 1L2 0073/12-0  | Prune and Flatcut          | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3592  |
| 25              | Eastman Hill Rd | 55 EASTMAN-HILL RD | 1L2 0073/12-0   | 1L2 0073/13-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3591  |
| 26              | Eastman Hill Rd | 55 EASTMAN-HILL RD | 1L2 0073/12-0   | 1L2 0073/13-0  | Rmv: Tree Removal 13-18" R | 1   | 16       | Poplar                | Tree marked                     | 3590  |
| 27              | Eastman Hill Rd | Unknown            | 1L2 0073/13-0   | 1L2 0073/13-1  | Prune Secondary to Spec    | 1   | 11       | Hardwood- Mxd         |                                 | 3769  |
| 28              | Eastman Hill Rd | Unknown            | 1L2 0073/13-0   | 1L2 0073/13-1  | Vines Cut (VC)             | 1   | NA       | Vines: Grape          | Clear guy                       | 3770  |
| 29              | Eastman Hill Rd | 52 EASTMAN HL      | 1L2 0073/13-0   | 1L2 0073/14-0  | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3588  |
| 30              | Eastman Hill Rd | 55 EASTMAN-HILL RD | 1L2 0073/13-0   | 1L2 0073/14-0  | Prune                      | 1   | 12       | Oak                   |                                 | 3589  |
| 31              | Eastman Hill Rd | 52 EASTMAN HL      | 1L2 0073/14-0   | 1L2 0073/13-0  | Prune                      | 1   | 9        | Hardwood- Mxd         |                                 | 3585  |
| 32              | Eastman Hill Rd | 52 EASTMAN HL      | 1L2 0073/14-0   | 1L2 0073/15-0  | Vines Cut (VC)             | 4   | NA       | Vines: Grape          | Clear around pole for vines     | 3586  |
| 33              | Eastman Hill Rd | 52 EASTMAN HL      | 1L2 0073/14-0   | 1L2 0073/15-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3587  |
| 34              | Eastman Hill Rd | 58 EASTMAN-HILL RD | 1L2 0073/15-0   | 1L2 0073/16-0  | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         |                                 | 3584  |
| 35              | Eastman Hill Rd | 58 EASTMAN-HILL RD | 1L2 0073/16-0   | 1L2 0073/17-0  | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |                                 | 3581  |
| 36              | Eastman Hill Rd | 55 EASTMAN-HILL RD | 1L2 0073/16-0   | 1L2 0073/17-0  | Prune                      | 1   | 13       | Oak                   |                                 | 3583  |
| 37              | Eastman Hill Rd | 58 EASTMAN-HILL RD | 1L2 0073/16-0   | 1L2 0073/17-0  | Prune                      | 1   | 10       | Hardwood- Mxd         |                                 | 3582  |
| 38              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/17-0   | 1L2 0073/18-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3579  |
| 39              | Eastman Hill Rd | 64 EASTMAN-HILL RD | 1L2 0073/17-0   | 1L2 0073/18-0  | Prune                      | 1   | 15       | Basswood              |                                 | 3580  |
| 40              | Eastman Hill Rd | 68 EASTMAN-HILL RD | 1L2 0073/18-0   | 1L2 0073/18-1  | Prune Secondary to Spec    | 1   | 8        | Hardwood- Mxd         |                                 | 3578  |
| 41              | Eastman Hill Rd | 68 EASTMAN-HILL RD | 1L2 0073/18-0   | 1L2 0073/19-0  | Prune                      | 1   | 11       | Hardwood- Mxd         |                                 | 3577  |
| 42              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/18-0   | 1L2 0073/19-0  | Prune and Flatcut          | 1   | 8        | Hardwood/Conifer- Mxd |                                 | 3576  |
| 43              | Eastman Hill Rd | 68 EASTMAN-HILL RD | 1L2 0073/19-0   | 1L2 0073/19-1  | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3575  |
| 44              | Eastman Hill Rd | Unknown            | 1L2 0073/19-1   | 1L2 0073/19-2  | Prune                      | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3732  |
| 45              | Eastman Hill Rd | Unknown            | 1L2 0073/19-1   | 1L2 0073/19-2  | Prune                      | 1   | 6        | Maple: Sugar          |                                 | 3734  |
| 46              | Eastman Hill Rd | Unknown            | 1L2 0073/19-2   | 1L2 0073/19-3  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3733  |
| 47              | Eastman Hill Rd | 64 EASTMAN-HILL RD | 1L2 0073/19-2   | 1L2 0073/19-3  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3735  |
| 48              | Eastman Hill Rd | 64 EASTMAN-HILL RD | 1L2 0073/19-3   | 1L2 0073/19-4  | Prune and Flatcut          | 1   | 9        | Hardwood- Mxd         |                                 | 3737  |
| 49              | Eastman Hill Rd | 64 EASTMAN-HILL RD | 1L2 0073/19-3   | 1L2 0073/19-4  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3736  |
| 50              | Eastman Hill Rd | 64 EASTMAN-HILL RD | 1L2 0073/19-3   | 1L2 0073/19-4  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3738  |
| 51              | Eastman Hill Rd | 46 EASTMAN-HILL RD | 1L2 0073/19-3   | 1L2 0073/19-4  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3739  |
| 52              | Eastman Hill Rd | 46 EASTMAN-HILL RD | 1L2 0073/19-4   | 1L2 0073/19-5  | Prune and Flatcut          | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3741  |
| 53              | Eastman Hill Rd | 46 EASTMAN-HILL RD | 1L2 0073/19-4   | 1L2 0073/19-5  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3740  |
| 54              | Eastman Hill Rd | 46 EASTMAN-HILL RD | 1L2 0073/19-5   | 1L2 0073/19-6  | Prune                      | 1   | 13       | Hardwood- Mxd         |                                 | 3743  |
| 55              | Eastman Hill Rd | 46 EASTMAN-HILL RD | 1L2 0073/19-6   | 1L2 0073/19-61 | Prune                      | 1   | 13       | Maple: Sugar          |                                 | 3742  |
| 56              | Eastman Hill Rd | 68 EASTMAN-HILL RD | 1L2 0073/19-0   | 1L2 0073/20-0  | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3607  |
| 57              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/19-0   | 1L2 0073/20-0  | Prune                      | 1   | 20       | Hardwood- Mxd         |                                 | 3606  |
| 58              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/20-0   | 1L2 0073/20-1  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3665  |
| 59              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/20-0   | 1L2 0073/20-1  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd | Tree exists in adjacent span(s) | 3666  |
| 60              | Eastman Hill Rd | 75 EASTMAN-HILL RD | 1L2 0073/20-1   | 1L2 0073/20-2  | Prune and Flatcut          | 1   | 8        | Hardwood- Mxd         |                                 | 3667  |
| 61              | Eastman Hill Rd | 85 EASTMAN-HILL RD | 1L2 0073/20-0   | 1L2 0073/21-0  | Prune                      | 1   | 9        | Oak                   |                                 | 3609  |
| 62              | Eastman Hill Rd | Unknown            | 1L2 0073/20-0   | 1L2 0073/21-0  | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |                                 | 3608  |
| 63              | Eastman Hill Rd | 86 EASTMAN-HILL RD | 1L2 0073/21-0   | 1L2 0073/21-1  | Prune Secondary to Spec    | 1   | 8        | Hardwood/Conifer- Mxd |                                 | 3610  |
| 64              | Eastman Hill Rd | 86 EASTMAN-HILL RD | 1L2 0073/21-0   | 1L2 0073/22-0  | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         |                                 | 3611  |
| 65              | Eastman Hill Rd | 85 EASTMAN-HILL RD | 1L2 0073/21-0   | 1L2 0073/22-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3612  |
| 66              | Eastman Hill Rd | 85 EASTMAN-HILL RD | 1L2 0073/22-0   | 1L2 0073/23-0  | Rmv: Tree Removal 19-24" R | 1   | 21       | Pine: White           | Tree marked                     | 3613  |
| 67              | Eastman Hill Rd | 85 EASTMAN-HILL RD | 1L2 0073/22-0   | 1L2 0073/23-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3614  |
| 68              | Eastman Hill Rd | 86 EASTMAN-HILL RD | 1L2 0073/22-0   | 1L2 0073/23-0  | Prune                      | 1   | 9        | Hardwood- Mxd         |                                 | 3615  |
| 69              | Eastman Hill Rd | 85 EASTMAN-HILL RD | 1L2 0073/23-0   | 1L2 0073/24-0  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3616  |
| 70              | Eastman Hill Rd | 98 EASTMAN-HILL RD | 1L2 0073/23-0   | 1L2 0073/24-0  | Prune                      | 1   | 15       | Hardwood- Mxd         |                                 | 3618  |
| 71              | Eastman Hill Rd | Unknown            | 1L2 0073/23-0   | 1L2 0073/24-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3617  |
| 72              | Eastman Hill Rd | 98 EASTMAN-HILL RD | 1L2 0073/24-0   | 1L2 0073/24-84 | Prune Guy                  | 1   | 11       | Maple: Red            |                                 | 3619  |
| 73              | Eastman Hill Rd | Unknown            | 1L2 0073/24-0   | 1L2 0073/25-0  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3620  |
| 74              | Eastman Hill Rd | Unknown            | 1L2 0073/25-0   | 1L2 0073/26-0  | Rmv: Tree Removal 19-24" M | 1   | 21       | Pine: White           | Tree marked                     | 3627  |
| 75              | Eastman Hill Rd | 98 EASTMAN-HILL RD | 1L2 0073/25-0   | 1L2 0073/25-1  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3624  |
| 76              | Eastman Hill Rd | 98 EASTMAN-HILL RD | 1L2 0073/25-1   | 1L2 0073/25-2  | Prune and Flatcut          | 1   | 7        | Hardwood/Conifer- Mxd |                                 | 3622  |
| 77              | Eastman Hill Rd | 98 EASTMAN-HILL RD | 1L2 0073/25-1   | 1L2 0073/25-2  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3621  |
| 78              | Eastman Hill Rd | Unknown            | 1L2 0073/25-0   | 1L2 0073/26-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3625  |
| 79              | Eastman Hill Rd | 98 EASTMAN-HILL RD | 1L2 0073/25-0   | 1L2 0073/26-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3623  |
| 80              | Eastman Hill Rd | 98 EASTMAN-HILL RD | 1L2 0073/25-0   | 1L2 0073/26-0  | Prune                      | 1   | 14       | Pine: White           |                                 | 3626  |
| 81              | Eastman Hill Rd | Unknown            | 1L2 0073/26-0   | 1L2 0073/27-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3628  |
| 82              | Eastman Hill Rd | Unknown            | 1L2 0073/27-0   | 1L2 0073/28-0  | Prune                      | 1   | 16       | Conifer- Mxd          |                                 | 3631  |
| 83              | Eastman Hill Rd | Unknown            | 1L2 0073/27-0   | 1L2 0073/28-0  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3630  |
| 84              | Eastman Hill Rd | Unknown            | 1L2 0073/27-0   | 1L2 0073/28-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3629  |
| 85              | Eastman Hill Rd | Unknown            | 1L2 0073/27-0   | 1L2 0073/28-0  | Rmv: Tree Removal 13-18" R | 1   | 16       | Pine: White           | Tree marked                     | 3632  |
| 86              | Eastman Hill Rd | Unknown            | 1L2 0073/28-0   | 1L2 0073/29-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3633  |
| 87              | Eastman Hill Rd | Unknown            | 1L2 0073/29-0   | 1L2 0073/30-0  | Prune and Flatcut          | 1   | 15       | Hardwood/Conifer- Mxd |                                 | 3636  |
| 88              | Eastman Hill Rd | Unknown            | 1L2 0073/29-0   | 1L2 0073/30-0  | Rmv: Tree Removal 13-18" M | 1   | 17       | Poplar                | Tree marked                     | 3635  |
| 89              | Eastman Hill Rd | Unknown            | 1L2 0073/29-0   | 1L2 0073/30-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3634  |



2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line #          | Street                  | Address             | From Pole Label | To Pole Label | Activity                   | Qty | Diameter | Species               | Comments    | Job # |
|-----------------|-------------------------|---------------------|-----------------|---------------|----------------------------|-----|----------|-----------------------|-------------|-------|
| EASTMAN HILL RD |                         |                     |                 |               |                            |     |          |                       |             |       |
| 90              | Eastman Hill Rd         | 109 EASTMAN-HILL RD | 1L2 0073/30-0   | 1L2 0073/31-0 | Prune                      | 1   | 12       | Hardwood/Conifer- Mxd |             | 3637  |
| 91              | Eastman Hill Rd         | Unknown             | 1L2 0073/30-0   | 1L2 0073/31-0 | Rmv: Tree Removal 13-18" R | 1   | 18       | Pine: White           |             | 3639  |
| 92              | Eastman Hill Rd         | Unknown             | 1L2 0073/30-0   | 1L2 0073/31-0 | Prune                      | 1   | 13       | Hardwood/Conifer- Mxd |             | 3638  |
| 93              | Eastman Hill Rd         | Unknown             | 1L2 0073/31-0   | 1L2 0073/32-0 | Rmv: Tree Removal 19-24" R | 1   | 20       | Pine: White           | Tree marked | 3640  |
| 94              | Eastman Hill Rd         | Unknown             | 1L2 0073/31-0   | 1L2 0073/32-0 | Rmv: Tree Removal (Rmv25)  | 1   | 29       | Hemlock               | Tree marked | 3643  |
| 95              | Eastman Hill Rd         | Unknown             | 1L2 0073/31-0   | 1L2 0073/32-0 | Prune                      | 1   | 9        | Hardwood- Mxd         |             | 3641  |
| 96              | Eastman Hill Rd         | Unknown             | 1L2 0073/33-0   | 1L2 0073/34-0 | Prune                      | 1   | 11       | Oak                   |             | 3645  |
| 97              | Eastman Hill Rd         | Unknown             | 1L2 0073/33-0   | 1L2 0073/34-0 | Rmv: Tree Removal 13-18" R | 1   | 15       | Poplar                | Tree marked | 3664  |
| 98              | Eastman Hill Rd         | Unknown             | 1L2 0073/36-0   | 1L2 0073/37-0 | Prune                      | 1   | 20       | Maple: Red            |             | 3651  |
| 99              | Eastman Hill Rd         | Unknown             | 1L2 0073/37-0   | 1L2 0073/38-0 | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |             | 3657  |
| 100             | Eastman Hill Rd         | Unknown             | 1L2 0073/37-0   | 1L2 0073/38-0 | Limb/Lead Removal 09-12"   | 1   | 55       | Ash                   | Tree marked | 3654  |
| 101             | Eastman Hill Rd         | Unknown             | 1L2 0073/37-0   | 1L2 0073/38-0 | Prune                      | 1   | 55       | Ash                   |             | 3655  |
| 102             | Eastman Hill Rd         | Unknown             | 1L2 0073/38-0   | 1L2 0073/39-0 | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |             | 3659  |
| 103             | Eastman Hill Rd         | Unknown             | 1L2 0073/38-0   | 1L2 0073/39-0 | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |             | 3658  |
| 104             | Eastman Hill Rd         | Unknown             | 1L2 0073/39-0   | 1L2 0073/40-0 | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |             | 3661  |
| 105             | Eastman Hill Rd         | Unknown             | 1L2 0073/39-0   | 1L2 0073/40-0 | Rmv: Tree Removal 09-12" R | 1   | 12       | Poplar                | Tree marked | 3663  |
| 106             | Eastman Hill Rd         | Unknown             | 1L2 0073/39-0   | 1L2 0073/40-0 | Rmv: Tree Removal 13-18" R | 1   | 16       | Poplar                | Tree marked | 3662  |
| E1              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/31-0   | 1L2 0073/32-0 | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |             | 3642  |
| E2              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/32-0   | 1L2 0073/33-0 | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |             | 3644  |
| E3              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/33-0   | 1L2 0073/34-0 | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |             | 3647  |
| E4              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/33-0   | 1L2 0073/34-0 | Rmv: Tree Removal 09-12" R | 1   | 11       | Ash                   | Tree marked | 3646  |
| E5              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/34-0   | 1L2 0073/35-0 | Rmv: Tree Removal 09-12" R | 1   | 13       | Ash                   | Tree marked | 3649  |
| E6              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/34-0   | 1L2 0073/35-0 | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |             | 3648  |
| E7              | Eastman Hill Rd Enfield | 214 EASTMAN HL      | 1L2 0073/35-0   | 1L2 0073/36-0 | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |             | 3650  |
| E8              | Eastman Hill Rd Enfield | 214 EASTMAN HL      | 1L2 0073/36-0   | 1L2 0073/37-0 | Rmv: Tree Removal 13-18" R | 1   | 18       | Poplar                | Tree marked | 3653  |
| E9              | Eastman Hill Rd Enfield | 214 EASTMAN HL      | 1L2 0073/36-0   | 1L2 0073/37-0 | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |             | 3652  |
| E10             | Eastman Hill Rd Enfield | 214 EASTMAN HL      | 1L2 0073/37-0   | 1L2 0073/38-0 | Prune and Flatcut          | 1   | 16       | Hardwood- Mxd         |             | 3656  |
| E11             | Eastman Hill Rd Enfield | 214 EASTMAN HL      | 1L2 0073/38-0   | 1L2 0073/39-0 | Prune                      | 1   | 15       | Hardwood- Mxd         |             | 3660  |
| E12             | Eastman Hill Rd Enfield | Unknown             | 1L2 0073/40-0   | 1L2 0073/41-0 | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |             | 3682  |

| Line #          | Street                  | Address             | From Pole Label | To Pole Label | Activity                   | Qty | Diameter | Species     | Comments    | Job # |
|-----------------|-------------------------|---------------------|-----------------|---------------|----------------------------|-----|----------|-------------|-------------|-------|
| EASTMAN HILL RD |                         |                     |                 |               |                            |     |          |             |             |       |
| 26              | Eastman Hill Rd         | 55 EASTMAN-HILL RD  | 1L2 0073/12-0   | 1L2 0073/13-0 | Rmv: Tree Removal 13-18" R | 1   | 16       | Poplar      | Tree marked | 3590  |
| 66              | Eastman Hill Rd         | 85 EASTMAN-HILL RD  | 1L2 0073/22-0   | 1L2 0073/23-0 | Rmv: Tree Removal 19-24" R | 1   | 21       | Pine: White | Tree marked | 3613  |
| 74              | Eastman Hill Rd         | Unknown             | 1L2 0073/25-0   | 1L2 0073/26-0 | Rmv: Tree Removal 19-24" M | 1   | 21       | Pine: White | Tree marked | 3627  |
| 85              | Eastman Hill Rd         | Unknown             | 1L2 0073/27-0   | 1L2 0073/28-0 | Rmv: Tree Removal 13-18" R | 1   | 16       | Pine: White | Tree marked | 3632  |
| 88              | Eastman Hill Rd         | Unknown             | 1L2 0073/29-0   | 1L2 0073/30-0 | Rmv: Tree Removal 13-18" M | 1   | 17       | Poplar      | Tree marked | 3635  |
| 91              | Eastman Hill Rd         | Unknown             | 1L2 0073/30-0   | 1L2 0073/31-0 | Rmv: Tree Removal 13-18" R | 1   | 18       | Pine: White |             | 3639  |
| 93              | Eastman Hill Rd         | Unknown             | 1L2 0073/31-0   | 1L2 0073/32-0 | Rmv: Tree Removal 19-24" R | 1   | 20       | Pine: White | Tree marked | 3640  |
| 94              | Eastman Hill Rd         | Unknown             | 1L2 0073/31-0   | 1L2 0073/32-0 | Rmv: Tree Removal (Rmv25)  | 1   | 29       | Hemlock     | Tree marked | 3643  |
| 97              | Eastman Hill Rd         | Unknown             | 1L2 0073/33-0   | 1L2 0073/34-0 | Rmv: Tree Removal 13-18" R | 1   | 15       | Poplar      | Tree marked | 3664  |
| 100             | Eastman Hill Rd         | Unknown             | 1L2 0073/37-0   | 1L2 0073/38-0 | Limb/Lead Removal 09-12"   | 1   | 55       | Ash         | Tree marked | 3654  |
| 105             | Eastman Hill Rd         | Unknown             | 1L2 0073/39-0   | 1L2 0073/40-0 | Rmv: Tree Removal 09-12" R | 1   | 12       | Poplar      | Tree marked | 3663  |
| 106             | Eastman Hill Rd         | Unknown             | 1L2 0073/39-0   | 1L2 0073/40-0 | Rmv: Tree Removal 13-18" R | 1   | 16       | Poplar      | Tree marked | 3662  |
| E4              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/33-0   | 1L2 0073/34-0 | Rmv: Tree Removal 09-12" R | 1   | 11       | Ash         | Tree marked | 3646  |
| E5              | Eastman Hill Rd Enfield | 109 EASTMAN-HILL RD | 1L2 0073/34-0   | 1L2 0073/35-0 | Rmv: Tree Removal 09-12" R | 1   | 13       | Ash         | Tree marked | 3649  |
| E8              | Eastman Hill Rd Enfield | 214 EASTMAN HL      | 1L2 0073/36-0   | 1L2 0073/37-0 | Rmv: Tree Removal 13-18" R | 1   | 18       | Poplar      | Tree marked | 3653  |

2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line #                    | Street                    | Address                      | From Pole Label | To Pole Label  | Activity  | Qty | Diameter | Species | Comments | Job # |
|---------------------------|---------------------------|------------------------------|-----------------|----------------|-----------|-----|----------|---------|----------|-------|
| OLD PINE TREE CEMETERY RD |                           |                              |                 |                |           |     |          |         |          |       |
| 159                       | Old Pine Tree Cemetery Rd | Unknown                      | 1304 1304/74-50 | 1304 1304/76-0 | ROW Floor | 1   | NA       | Brush   |          | 2457  |
| 160                       | Old Pine Tree Cemetery Rd | 40 OLD PINE TREE CEMETERY RD | 1304 1304/74-50 | 1304 1304/76-0 | ROW Floor | 1   | NA       | Brush   |          | 2458  |
| 161                       | Old Pine Tree Cemetery Rd | 40 OLD PINE TREE CEMETERY RD | 11L2 1303/76-0  | 1333 1303/77-0 | ROW Floor | 1   | NA       | Brush   |          | 2788  |
| 162                       | Old Pine Tree Cemetery Rd | Unknown                      | 11L2 1303/76-0  | 1333 1303/77-0 | ROW Floor | 1   | NA       | Brush   |          | 2787  |



**2021 Liberty Utilities Vegetation Work on Scenic Roads:**

| Line #     | Street     | Address        | From Pole Label | To Pole Label  | Activity  | Qty | Diameter | Species | Comments | Job # |
|------------|------------|----------------|-----------------|----------------|-----------|-----|----------|---------|----------|-------|
| POVERTY LN |            |                |                 |                |           |     |          |         |          |       |
| 163        | Poverty Ln | 241 POVERTY LN | 1304 1304/89-0  | 1304 1304/4-91 | ROW Floor | 1   | NA       | Brush   |          | 2475  |
| 164        | Poverty Ln | 17 POVERTY LN  | 1304 1304/89-0  | 1304 1304/4-91 | ROW Floor | 1   | NA       | Brush   |          | 2476  |
| 165        | Poverty Ln | 241 POVERTY LN | 1333 1303/90-0  | 1333 1303/91-0 | ROW Floor | 1   | NA       | Brush   |          | 2808  |
| 166        | Poverty Ln | Unknown        | 1333 1303/90-0  | 1333 1303/91-0 | ROW Floor | 1   | NA       | Brush   |          | 2809  |

## 2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line # | Street          | Address              | From Pole Label | To Pole Label  | Activity                   | Qty | Diameter | Species               | Comments                        | Job # |
|--------|-----------------|----------------------|-----------------|----------------|----------------------------|-----|----------|-----------------------|---------------------------------|-------|
| 167    | SLAYTON HILL RD | 05 Baxter Ct         | 112 0015/3-0    | 112 0211/4-0   | Prune and Flatcut          | 1   | 7        | Hardwood- Mxd         |                                 | 3503  |
| 168    | Slayton Hill Rd | 2 TANNERY LN         | 112 0211/4-0    | 112 0211/5-0   | Prune and Flatcut          | 1   | 9        | Conifer- Mxd          |                                 | 3504  |
| 169    | Slayton Hill Rd | Unknown              | 112 0211/5-0    | 112 0211/6-0   | Prune                      | 1   | 17       | Hardwood/Conifer- Mxd |                                 | 3507  |
| 170    | Slayton Hill Rd | 28 SLAYTON HL        | 112 0211/5-0    | 112 0211/6-0   | Rmv: Tree Removal 19-24" M | 1   | 23       | Spruce                | Tree marked                     | 3527  |
| 171    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/5-0    | 112 0211/6-0   | Prune and Flatcut          | 1   | 6        | Hardwood- Mxd         |                                 | 3505  |
| 172    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/5-0    | 112 0211/6-0   | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3506  |
| 173    | Slayton Hill Rd | Unknown              | 112 0211/6-0    | 112 0211/7-0   | Prune                      | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3508  |
| 174    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/6-0    | 112 0211/7-0   | Prune and Flatcut          | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3511  |
| 175    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/6-0    | 112 0211/7-0   | Rmv: Tree Removal 09-12" R | 1   | 9        | Ash                   | Tree marked                     | 3509  |
| 176    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/6-0    | 112 0211/7-0   | Prune Deferred Tree        | 1   | 9        | Ash                   |                                 | 3510  |
| 177    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/7-0    | 112 0211/8-0   | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3513  |
| 178    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/7-0    | 112 0211/8-0   | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3512  |
| 179    | Slayton Hill Rd | 32 SLAYTON HL        | 112 0211/8-0    | 112 0211/9-0   | Prune                      | 1   | 13       | Ash                   | Tree exists in adjacent span(s) | 3515  |
| 180    | Slayton Hill Rd | 32 SLAYTON HL        | 112 0211/8-0    | 112 0211/9-0   | Prune and Flatcut          | 1   | 29       | Hardwood/Conifer- Mxd |                                 | 3514  |
| 181    | Slayton Hill Rd | 33 SLAYTON HL        | 112 0211/9-0    | 112 0211/9-1   | Prune Secondary to Spec    | 5   | 8        | Hemlock               |                                 | 3516  |
| 182    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/9-0    | 112 0211/10-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3520  |
| 183    | Slayton Hill Rd | 32 SLAYTON HL        | 112 0211/9-0    | 112 0211/10-0  | Prune                      | 1   | 11       | Spruce                |                                 | 3517  |
| 184    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/9-0    | 112 0211/10-0  | Prune Deferred Tree        | 1   | 21       | Ash                   |                                 | 3519  |
| 185    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/9-0    | 112 0211/10-0  | Rmv: Tree Removal 19-24" M | 1   | 21       | Ash                   | Tree marked                     | 3518  |
| 186    | Slayton Hill Rd | Unknown              | 112 0211/10-0   | 112 0211/11-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3526  |
| 187    | Slayton Hill Rd | 37 SLAYTON HL        | 112 0211/10-0   | 112 0211/11-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3523  |
| 188    | Slayton Hill Rd | 22 TANNERY LN        | 112 0211/10-0   | 112 0211/11-0  | Prune                      | 1   | 13       | Oak                   |                                 | 3522  |
| 189    | Slayton Hill Rd | 37 SLAYTON HL        | 112 0211/10-0   | 112 0211/10-1  | Prune Secondary to Spec    | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3521  |
| 190    | Slayton Hill Rd | Unknown              | 112 0211/10-0   | 112 0211/11-0  | Rmv: Tree Removal 19-24" M | 1   | 21       | Ash                   | Tree marked                     | 3525  |
| 191    | Slayton Hill Rd | 47 SLAYTON HL        | 112 0211/11-0   | 112 0211/12-0  | Prune and Flatcut          | 2   | 27       | Maple                 |                                 | 3529  |
| 192    | Slayton Hill Rd | Unknown              | 112 0211/11-0   | 112 0211/12-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Elm                   | Tree marked                     | 3530  |
| 193    | Slayton Hill Rd | Unknown              | 112 0211/11-0   | 112 0211/12-0  | Prune Deferred Tree        | 1   | 9        | Elm                   |                                 | 3531  |
| 194    | Slayton Hill Rd | Unknown              | 112 0211/11-0   | 112 0211/12-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3528  |
| 195    | Slayton Hill Rd | Unknown              | 112 0211/11-0   | 112 0211/12-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Elm                   | Tree marked                     | 3533  |
| 196    | Slayton Hill Rd | Unknown              | 112 0211/11-0   | 112 0211/12-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Basswood              | Tree marked                     | 3532  |
| 197    | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 112 0211/12-0   | 112 0211/13-0  | Rmv: Tree Removal (Rmv25)  | 1   | 29       | Pine: White           | Tree marked                     | 3535  |
| 198    | Slayton Hill Rd | Unknown              | 112 0211/12-0   | 112 0211/13-0  | Prune and Flatcut          | 1   | 15       | Hardwood/Conifer- Mxd |                                 | 3534  |
| 199    | Slayton Hill Rd | Unknown              | 112 0211/12-0   | 112 0211/13-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3536  |
| 200    | Slayton Hill Rd | 57 SLAYTON HL        | 112 0211/13-0   | 112 0211/13-1  | Prune Secondary to Spec    | 1   | 27       | Pine: White           | Tree exists in adjacent span(s) | 3537  |
| 201    | Slayton Hill Rd | 57 SLAYTON HL        | 112 0211/13-0   | 112 0211/14-0  | Prune                      | 1   | 12       | Cherry: Black         |                                 | 3538  |
| 202    | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 112 0211/13-0   | 112 0211/14-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3539  |
| 203    | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 112 0211/14-0   | 112 0211/15-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3544  |
| 204    | Slayton Hill Rd | 67 SLAYTON HL        | 112 0211/14-0   | 112 0211/15-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd | Tree exists in adjacent span(s) | 3545  |
| 205    | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 112 0211/14-0   | 112 0211/15-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Ash                   | Tree marked                     | 3542  |
| 206    | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 112 0211/14-0   | 112 0211/15-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3541  |
| 207    | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 112 0211/14-0   | 112 0211/15-0  | Limb/Lead Removal 09-12"   | 1   | 21       | Ash                   | Tree marked                     | 3540  |
| 208    | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 112 0211/14-0   | 112 0211/15-0  | Rmv: Tree Removal 09-12" M | 1   | 11       | Ash                   | Tree marked                     | 3543  |
| 209    | Slayton Hill Rd | 72 B SLAYTON HILL RD | 112 0211/15-50  | 112 0211/16-0  | Prune and Flatcut          | 1   | 6        | Hardwood- Mxd         |                                 | 3547  |
| 210    | Slayton Hill Rd | 72 B SLAYTON HILL RD | 112 0211/15-50  | 112 0211/16-0  | Rmv: Tree Removal 13-18" R | 1   | 15       | Pine: White           | Tree marked                     | 3546  |
| 211    | Slayton Hill Rd | Unknown              | 112 0211/16-0   | 112 0211/17-0  | Prune                      | 1   | 11       | Hardwood- Mxd         |                                 | 3550  |
| 212    | Slayton Hill Rd | Unknown              | 112 0211/16-0   | 112 0211/17-0  | Prune                      | 1   | 11       | Maple: Red            |                                 | 3549  |
| 213    | Slayton Hill Rd | 72 B SLAYTON HILL RD | 112 0211/16-0   | 112 0211/17-0  | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         |                                 | 3548  |
| 214    | Slayton Hill Rd | 72 B SLAYTON HILL RD | 112 0211/17-0   | 112 0211/17-50 | Prune                      | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3551  |
| 215    | Slayton Hill Rd | Unknown              | 112 0211/17-0   | 112 0211/17-50 | Rmv: Tree Removal 13-18" R | 1   | 14       | Pine: White           | Tree marked                     | 3554  |
| 216    | Slayton Hill Rd | Unknown              | 112 0211/17-0   | 112 0211/17-50 | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3553  |
| 217    | Slayton Hill Rd | Unknown              | 112 0211/17-0   | 112 0211/17-50 | Rmv: Tree Removal 13-18" R | 1   | 18       | Pine: White           | Tree marked                     | 3555  |
| 218    | Slayton Hill Rd | 77 SLAYTON-HILL RD   | 112 0211/17-0   | 112 0211/17-50 | Prune                      | 2   | 16       | Pine: White           |                                 | 3552  |
| 219    | Slayton Hill Rd | 78 SLAYTON HL        | 112 0211/17-50  | 112 0211/17-51 | Prune Secondary to Spec    | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3556  |
| 220    | Slayton Hill Rd | 78 SLAYTON HL        | 112 0211/17-50  | 112 0211/18-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd | Tree exists in adjacent span(s) | 3558  |
| 221    | Slayton Hill Rd | Unknown              | 112 0211/17-50  | 112 0211/18-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3557  |
| 222    | Slayton Hill Rd | 78 SLAYTON HL        | 112 0211/18-0   | 112 0211/18-50 | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3560  |
| 223    | Slayton Hill Rd | 257 MECHANIC ST      | 112 0211/18-0   | 112 0211/18-50 | Rmv: Tree Removal 13-18" R | 1   | 16       | Hemlock               | Tree marked                     | 3559  |
| 224    | Slayton Hill Rd | 121 SLAYTON HL       | 112 0211/18-50  | 112 0211/19-1  | Prune                      | 1   | 10       | Maple: Red            |                                 | 3562  |
| 225    | Slayton Hill Rd | 257 MECHANIC ST      | 112 0211/18-50  | 112 0211/19-1  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3561  |
| 226    | Slayton Hill Rd | 121 SLAYTON HL       | 112 0211/19-1   | 112 0211/20-0  | Prune                      | 1   | 8        | Hardwood/Conifer- Mxd |                                 | 3563  |
| 227    | Slayton Hill Rd | 257 MECHANIC ST      | 112 0211/19-1   | 112 0211/20-0  | Prune                      | 1   | 12       | Hardwood- Mxd         |                                 | 3564  |
| 228    | Slayton Hill Rd | 257 MECHANIC ST      | 112 0211/20-0   | 112 0211/21-0  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3565  |
| 229    | Slayton Hill Rd | 112 SLAYTON HL       | 112 0211/20-0   | 112 0211/21-0  | Prune and Flatcut          | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3566  |
| 230    | Slayton Hill Rd | 112 SLAYTON HL       | 112 0211/21-0   | 112 0211/22-0  | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         |                                 | 3567  |
| 231    | Slayton Hill Rd | 121 SLAYTON HL       | 112 0211/22-0   | 112 0211/23-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3569  |
| 232    | Slayton Hill Rd | 112 SLAYTON HL       | 112 0211/22-0   | 112 0211/23-0  | Prune                      | 1   | 11       | Hardwood- Mxd         |                                 | 3568  |
| 233    | Slayton Hill Rd | 120 SLAYTON HL       | 112 0211/23-0   | 112 0211/23-1  | Prune Secondary to Spec    | 1   | 7        | Hardwood/Conifer- Mxd |                                 | 3570  |
| 234    | Slayton Hill Rd | 121 SLAYTON HL       | 112 0211/23-0   | 112 0211/23-50 | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3571  |
| 235    | Slayton Hill Rd | 121 SLAYTON HL       | 112 0211/23-50  | 112 0211/24-0  | Prune                      | 1   | 18       | Pine: White           |                                 | 3572  |
| 236    | Slayton Hill Rd | 8 FARNUM-HILL RD     | 112 0211/24-0   | 112 0211/24-50 | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3574  |
| 237    | Slayton Hill Rd | 121 SLAYTON HL       | 112 0211/24-0   | 112 0211/24-50 | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd | Tree exists in adjacent span(s) | 3573  |
| 238    | Slayton Hill Rd | 8 FARNUM-HILL RD     | 112 0211/24-50  | 112 0211/25-0  | Prune and Flatcut          | 1   | 8        | Hardwood- Mxd         |                                 | 3477  |
| 239    | Slayton Hill Rd | 129 SLAYTON HL       | 112 0211/25-0   | 112 0211/26-0  | Prune and Flatcut          | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3479  |
| 240    | Slayton Hill Rd | Unknown              | 112 0211/25-0   | 112 0211/26-0  | Prune and Flatcut          | 1   | 9        | Hardwood- Mxd         |                                 | 3478  |
| 241    | Slayton Hill Rd | 129 SLAYTON HL       | 112 0211/26-0   | 112 0211/26-1  | Prune Secondary to Spec    | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3480  |
| 242    | Slayton Hill Rd | 129 SLAYTON HL       | 112 0211/26-0   | 112 0211/27-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3482  |
| 243    | Slayton Hill Rd | 129 SLAYTON HL       | 112 0211/26-0   | 112 0211/27-0  | Prune and Flatcut          | 1   | 17       | Hardwood/Conifer- Mxd |                                 | 3481  |
| 244    | Slayton Hill Rd | 137 SLAYTON HL       | 112 0211/27-0   | 112 0211/28-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3484  |
| 245    | Slayton Hill Rd | 137 SLAYTON HL       | 112 0211/27-0   | 112 0211/28-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3483  |
| 246    | Slayton Hill Rd | 137 SLAYTON HL       | 112 0211/28-0   | 112 0211/29-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3485  |
| 247    | Slayton Hill Rd | 141 SLAYTON HL       | 112 0211/28-0   | 112 0211/29-0  | Prune and Flatcut          | 1   | 10       | Hardwood- Mxd         |                                 | 3486  |
| 248    | Slayton Hill Rd | 141 SLAYTON HL       | 112 0211/29-0   | 112 0211/29-1  | Prune Secondary to Spec    | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3487  |
| 249    | Slayton Hill Rd | 141 SLAYTON HL       | 112 0211/29-0   | 112 0211/30-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3489  |
| 250    | Slayton Hill Rd | 141 SLAYTON HL       | 112 0211/29-0   | 112 0211/30-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3488  |
| 251    | Slayton Hill Rd | Unknown              | 112 0211/30-0   | 112 0211/31-0  | Prune and Flatcut          | 1   | 14       | Hardwood/Conifer- Mxd |                                 | 3491  |
| 252    | Slayton Hill Rd | 147 SLAYTON HL       | 112 0211/30-0   | 112 0211/31-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3490  |



2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line #          | Street          | Address             | From Pole Label | To Pole Label  | Activity                   | Qty | Diameter | Species               | Comments                        | Job # |
|-----------------|-----------------|---------------------|-----------------|----------------|----------------------------|-----|----------|-----------------------|---------------------------------|-------|
| SLAYTON HILL RD |                 |                     |                 |                |                            |     |          |                       |                                 |       |
| 253             | Slayton Hill Rd | Unknown             | 112 0211/31-0   | 112 0211/32-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3492  |
| 254             | Slayton Hill Rd | 158 SLAYTON-HILL RD | 112 0211/31-0   | 112 0211/32-0  | Rmv: Tree Removal 09-12" R | 1   | 11       | Basswood              | Tree marked                     | 3502  |
| 255             | Slayton Hill Rd | 158 SLAYTON-HILL RD | 112 0211/31-0   | 112 0211/32-0  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3493  |
| 256             | Slayton Hill Rd | 158 SLAYTON-HILL RD | 112 0211/32-0   | 112 0211/33-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3494  |
| 257             | Slayton Hill Rd | 158 SLAYTON-HILL RD | 112 0211/33-0   | 112 0211/35-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3496  |
| 258             | Slayton Hill Rd | 165 SLAYTON HL      | 112 0211/33-0   | 112 0211/35-0  | Prune                      | 1   | 17       | Pine: White           |                                 | 3495  |
| 259             | Slayton Hill Rd | 165 SLAYTON HL      | 112 0211/35-0   | 112 0211/35-1  | Prune                      | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3499  |
| 260             | Slayton Hill Rd | 165 SLAYTON HL      | 112 0211/35-0   | 112 0211/35-1  | Prune and Flatcut          | 1   | 8        | Hardwood/Conifer- Mxd |                                 | 3498  |
| 261             | Slayton Hill Rd | 165 SLAYTON HL      | 112 0211/35-1   | 112 0211/35-2  | Prune Secondary to Spec    | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3500  |
| 262             | Slayton Hill Rd | 165 SLAYTON HL      | 112 0211/35-0   | 112 0211/36-0  | Prune                      | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3501  |
| 263             | Slayton Hill Rd | 158 SLAYTON-HILL RD | 112 0211/35-0   | 112 0211/36-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3497  |
| 264             | Slayton Hill Rd | 168 SLAYTON-HILL RD | 112 0211/36-0   | 112 0211/36-1  | Prune Secondary to Spec    | 1   | 8        | Hardwood/Conifer- Mxd |                                 | 3403  |
| 265             | Slayton Hill Rd | 168 SLAYTON-HILL RD | 112 0211/36-0   | 112 0211/36-1  | Prune Secondary to Spec    | 1   | 7        | Hardwood/Conifer- Mxd |                                 | 3404  |
| 266             | Slayton Hill Rd | 168 SLAYTON-HILL RD | 112 0211/36-1   | 112 0211/36-2  | Prune Secondary to Spec    | 2   | 11       | Oak                   |                                 | 3406  |
| 267             | Slayton Hill Rd | 168 SLAYTON-HILL RD | 112 0211/36-1   | 112 0211/36-2  | Prune Secondary to Spec    | 1   | 11       | Hardwood- Mxd         |                                 | 3405  |
| 268             | Slayton Hill Rd | 168 SLAYTON-HILL RD | 112 0211/36-0   | 112 0211/37-0  | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3407  |
| 269             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/36-0   | 112 0211/37-0  | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3401  |
| 270             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/36-0   | 112 0211/37-0  | Prune                      | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3402  |
| 271             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/37-0   | 112 0211/37-1  | Prune                      | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3410  |
| 272             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/37-0   | 112 0211/37-1  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3411  |
| 273             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/37-1   | 112 0211/37-2  | Prune                      | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3413  |
| 274             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/37-1   | 112 0211/37-2  | Prune and Flatcut          | 1   | 13       | Hemlock               |                                 | 3412  |
| 275             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/37-2   | 112 0211/37-3  | Prune Secondary to Spec    | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3414  |
| 276             | Slayton Hill Rd | 169 SLAYTON HL      | 112 0211/37-0   | 112 0211/38-0  | Prune                      | 1   | 20       | Oak                   |                                 | 3415  |
| 277             | Slayton Hill Rd | 168 SLAYTON-HILL RD | 112 0211/37-0   | 112 0211/38-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3408  |
| 278             | Slayton Hill Rd | 168 SLAYTON-HILL RD | 112 0211/37-0   | 112 0211/38-0  | Prune and Flatcut          | 1   | 8        | Hardwood/Conifer- Mxd |                                 | 3409  |
| 279             | Slayton Hill Rd | Unknown             | 112 0211/38-0   | 112 0211/39-0  | Prune and Flatcut          | 1   | 9        | Hardwood- Mxd         |                                 | 3416  |
| 280             | Slayton Hill Rd | 183 SLAYTON HL      | 112 0211/38-0   | 112 0211/39-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3419  |
| 281             | Slayton Hill Rd | Unknown             | 112 0211/38-0   | 112 0211/39-0  | Prune Deferred Tree        | 1   | 8        | Birch: White          |                                 | 3418  |
| 282             | Slayton Hill Rd | Unknown             | 112 0211/38-0   | 112 0211/39-0  | Rmv: Tree Removal 09-12" M | 1   | 8        | Birch: White          | Tree marked                     | 3417  |
| 283             | Slayton Hill Rd | 186 SLAYTON-HILL RD | 112 0211/39-0   | 112 0211/40-0  | Prune and Flatcut          | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3423  |
| 284             | Slayton Hill Rd | Unknown             | 112 0211/39-0   | 112 0211/40-0  | Prune and Flatcut          | 1   | 9        | Hardwood- Mxd         |                                 | 3422  |
| 285             | Slayton Hill Rd | 183 SLAYTON HL      | 112 0211/39-0   | 112 0211/40-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3421  |
| 286             | Slayton Hill Rd | 186 SLAYTON-HILL RD | 112 0211/40-0   | 112 0211/40-50 | Prune and Flatcut          | 1   | 9        | Hardwood- Mxd         |                                 | 3424  |
| 287             | Slayton Hill Rd | 183 SLAYTON HL      | 112 0211/40-0   | 112 0211/40-50 | Prune                      | 1   | 15       | Cherry: Black         |                                 | 3425  |
| 288             | Slayton Hill Rd | 186 SLAYTON-HILL RD | 112 0211/40-50  | 112 0211/41-0  | Prune                      | 1   | 13       | Poplar                | Tree exists in adjacent span(s) | 3426  |
| 289             | Slayton Hill Rd | 1 DUNSINANE DR      | 112 0211/40-50  | 112 0211/41-0  | Flat Cut                   | 1   | NA       | Ash                   |                                 | 3433  |
| 290             | Slayton Hill Rd | 1 DUNSINANE DR      | 112 0211/41-0   | 112 0211/42-0  | Prune and Flatcut          | 1   | 6        | Hardwood- Mxd         |                                 | 3434  |
| 291             | Slayton Hill Rd | 1 DUNSINANE DR      | 112 0211/41-0   | 112 0211/42-0  | Prune and Flatcut          | 1   | 9        | Hardwood/Conifer- Mxd |                                 | 3435  |
| 292             | Slayton Hill Rd | 200 SLAYTON-HILL RD | 112 0211/42-0   | 112 0329/1-0   | Rmv: Tree Removal 13-18" M | 1   | 15       | Poplar                | Tree marked                     | 3474  |
| 293             | Slayton Hill Rd | 200 SLAYTON-HILL RD | 112 0211/42-0   | 112 0329/1-0   | Prune Deferred Tree        | 1   | 15       | Poplar                |                                 | 3475  |
| 294             | Slayton Hill Rd | Unknown             | 112 0211/42-0   | 112 0211/43-0  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3451  |
| 295             | Slayton Hill Rd | 1 DUNSINANE DR      | 112 0211/42-0   | 112 0211/43-0  | Prune                      | 1   | 8        | Hardwood/Conifer- Mxd |                                 | 3436  |
| 296             | Slayton Hill Rd | 1 DUNSINANE DR      | 112 0211/43-0   | 112 0211/44-0  | Prune                      | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3452  |
| 297             | Slayton Hill Rd | Unknown             | 112 0211/43-0   | 112 0211/43-50 | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3453  |
| 298             | Slayton Hill Rd | Unknown             | 112 0211/43-50  | 112 0211/44-0  | Prune and Flatcut          | 1   | 13       | Hardwood/Conifer- Mxd |                                 | 3454  |
| 299             | Slayton Hill Rd | 211 SLAYTON-HILL RD | 112 0211/43-50  | 112 0211/44-0  | Prune and Flatcut          | 1   | 15       | Hardwood/Conifer- Mxd | Tree exists in adjacent span(s) | 3455  |
| 300             | Slayton Hill Rd | 211 SLAYTON-HILL RD | 112 0211/44-1   | 112 0211/44-2  | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3457  |
| 301             | Slayton Hill Rd | 211 SLAYTON-HILL RD | 112 0211/44-1   | 112 0211/44-2  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3456  |
| 302             | Slayton Hill Rd | 217 SLAYTON HL      | 112 0211/44-0   | 112 0211/45-0  | Prune and Flatcut          | 1   | 12       | Hardwood- Mxd         |                                 | 3460  |
| 303             | Slayton Hill Rd | 211 SLAYTON-HILL RD | 112 0211/44-0   | 112 0211/45-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3458  |
| 304             | Slayton Hill Rd | Unknown             | 112 0211/44-0   | 112 0211/45-0  | Prune                      | 2   | 14       | Oak                   |                                 | 3461  |
| 305             | Slayton Hill Rd | Unknown             | 112 0211/44-0   | 112 0211/45-0  | Prune                      | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3459  |
| 306             | Slayton Hill Rd | 217 SLAYTON HL      | 112 0211/45-0   | 112 0211/46-0  | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |                                 | 3462  |
| 307             | Slayton Hill Rd | 217 SLAYTON HL      | 112 0211/45-0   | 112 0211/46-0  | Limb/Lead Removal 19-24"   | 1   | 48       | Pine: White           | Tree marked                     | 3464  |
| 308             | Slayton Hill Rd | 217 SLAYTON HL      | 112 0211/45-0   | 112 0211/46-0  | Prune                      | 2   | 14       | Oak                   |                                 | 3465  |
| 309             | Slayton Hill Rd | Unknown             | 112 0211/45-0   | 112 0211/46-0  | Prune and Flatcut          | 1   | 12       | Hardwood/Conifer- Mxd |                                 | 3463  |
| 310             | Slayton Hill Rd | Unknown             | 112 0211/46-0   | 112 0211/46-50 | Rmv: Tree Removal 09-12" R | 1   | 10       | Ash                   | Tree marked                     | 3468  |
| 311             | Slayton Hill Rd | Unknown             | 112 0211/46-0   | 112 0211/46-50 | Prune and Flatcut          | 1   | 11       | Hardwood- Mxd         |                                 | 3466  |
| 312             | Slayton Hill Rd | Unknown             | 112 0211/46-0   | 112 0211/46-50 | Prune and Flatcut          | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 3467  |
| 313             | Slayton Hill Rd | 225 SLAYTON-HILL RD | 112 0211/46-0   | 112 0211/46-50 | Flat Cut                   | 1   | NA       | Brush                 |                                 | 3469  |
| 314             | Slayton Hill Rd | 225 SLAYTON-HILL RD | 112 0211/46-50  | 112 0211/47-0  | Prune                      | 1   | 20       | Ash                   |                                 | 3470  |
| 315             | Slayton Hill Rd | Unknown             | 112 0211/47-0   | 112 0211/47-1  | Prune Secondary to Spec    | 1   | 9        | Hardwood- Mxd         |                                 | 3471  |
| 316             | Slayton Hill Rd | Unknown             | 112 0211/47-1   | 112 0211/47-2  | Prune Secondary to Spec    | 1   | 11       | Hardwood- Mxd         |                                 | 3473  |
| 317             | Slayton Hill Rd | Unknown             | 112 0211/47-1   | 112 0211/47-2  | Prune Secondary to Spec    | 1   | 8        | Hardwood- Mxd         |                                 | 3472  |
| 318             | Slayton Hill Rd | 10 SLAYTON-HILL RD  | 112 0015/1-0    | 112 0265/2-0   | Prune                      | 1   | 12       | Hardwood- Mxd         |                                 | 1652  |
| 319             | Slayton Hill Rd | 4 SLAYTON HILL RD   | 112 0015/3-0    | 113 0625/6-0   | ROW Side                   | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3758  |
| 320             | Slayton Hill Rd | 4 SLAYTON HILL RD   | 112 0015/3-0    | 113 0625/6-0   | ROW Side                   | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3757  |
| 321             | Slayton Hill Rd | 164 MECHANIC ST     | 112 0015/3-0    | 113 0625/6-0   | ROW Side                   | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3759  |
| 322             | Slayton Hill Rd | 10 SLAYTON-HILL RD  | 112 0265/2-0    | 113 0265/3-0   | Prune                      | 1   | 12       | Hardwood- Mxd         |                                 | 1653  |
| 323             | Slayton Hill Rd | 4 SLAYTON HILL RD   | 113 0265/3-0    | 113 0157/31-0  | ROW Side                   | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 1655  |
| 324             | Slayton Hill Rd | 4 SLAYTON HILL RD   | 113 0265/3-0    | 113 0157 31-0  | Prune                      | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 1654  |
| 325             | Slayton Hill Rd | 160 MECHANIC ST     | 113 0157/31-0   | 112 0265/5-0   | ROW Side                   | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 1656  |
| 326             | Slayton Hill Rd | Unknown             | 113 0265/5-0    | 113 0265/6-0   | ROW Side                   | 1   | 10       | Hardwood/Conifer- Mxd |                                 | 1657  |
| 327             | Slayton Hill Rd | 164 MECHANIC ST     | 113 0625/6-0    | 114 0625/7-0   | ROW Side                   | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3761  |
| 328             | Slayton Hill Rd | 164 MECHANIC ST     | 113 0625/6-0    | 114 0625/7-0   | ROW Side                   | 1   | 11       | Hardwood/Conifer- Mxd |                                 | 3760  |



2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line #          | Street          | Address              | From Pole Label | To Pole Label  | Activity                   | Qty | Diameter | Species      | Comments    | Job # |
|-----------------|-----------------|----------------------|-----------------|----------------|----------------------------|-----|----------|--------------|-------------|-------|
| Line #          | Street          | Address              | From Pole Label | To Pole Label  | Activity                   | Qty | Diameter | Species      | Comments    | Job # |
| SLAYTON HILL RD |                 |                      |                 |                |                            |     |          |              |             |       |
| 170             | Slayton Hill Rd | 28 SLAYTON HL        | 1L2 0211/5-0    | 1L2 0211/6-0   | Rmv: Tree Removal 19-24" M | 1   | 23       | Spruce       | Tree marked | 3527  |
| 175             | Slayton Hill Rd | 22 TANNERY LN        | 1L2 0211/6-0    | 1L2 0211/7-0   | Rmv: Tree Removal 09-12" R | 1   | 9        | Ash          | Tree marked | 3509  |
| 185             | Slayton Hill Rd | 22 TANNERY LN        | 1L2 0211/9-0    | 1L2 0211/10-0  | Rmv: Tree Removal 19-24" M | 1   | 21       | Ash          | Tree marked | 3518  |
| 190             | Slayton Hill Rd | Unknown              | 1L2 0211/10-0   | 1L2 0211/11-0  | Rmv: Tree Removal 19-24" M | 1   | 21       | Ash          | Tree marked | 3525  |
| 192             | Slayton Hill Rd | Unknown              | 1L2 0211/11-0   | 1L2 0211/12-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Elm          | Tree marked | 3530  |
| 195             | Slayton Hill Rd | Unknown              | 1L2 0211/11-0   | 1L2 0211/12-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Elm          | Tree marked | 3533  |
| SLAYTON HILL RD |                 |                      |                 |                |                            |     |          |              |             |       |
| 196             | Slayton Hill Rd | Unknown              | 1L2 0211/11-0   | 1L2 0211/12-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Basswood     | Tree marked | 3532  |
| 197             | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 1L2 0211/12-0   | 1L2 0211/13-0  | Rmv: Tree Removal (Rmv25)  | 1   | 29       | Pine: White  | Tree marked | 3535  |
| 205             | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 1L2 0211/14-0   | 1L2 0211/15-0  | Rmv: Tree Removal 09-12" M | 1   | 9        | Ash          | Tree marked | 3542  |
| 207             | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 1L2 0211/14-0   | 1L2 0211/15-0  | Limb/Lead Removal 09-12"   | 1   | 21       | Ash          | Tree marked | 3540  |
| 208             | Slayton Hill Rd | 60 SLAYTON-HILL RD   | 1L2 0211/14-0   | 1L2 0211/15-0  | Rmv: Tree Removal 09-12" M | 1   | 11       | Ash          | Tree marked | 3543  |
| 210             | Slayton Hill Rd | 72 B SLAYTON HILL RD | 1L2 0211/15-50  | 1L2 0211/16-0  | Rmv: Tree Removal 13-18" R | 1   | 15       | Pine: White  | Tree marked | 3546  |
| 215             | Slayton Hill Rd | Unknown              | 1L2 0211/17-0   | 1L2 0211/17-50 | Rmv: Tree Removal 13-18" R | 1   | 14       | Pine: White  | Tree marked | 3554  |
| 217             | Slayton Hill Rd | Unknown              | 1L2 0211/17-0   | 1L2 0211/17-50 | Rmv: Tree Removal 13-18" R | 1   | 18       | Pine: White  | Tree marked | 3555  |
| 223             | Slayton Hill Rd | 257 MECHANIC ST      | 1L2 0211/18-0   | 1L2 0211/18-50 | Rmv: Tree Removal 13-18" R | 1   | 16       | Hemlock      | Tree marked | 3559  |
| 254             | Slayton Hill Rd | 158 SLAYTON-HILL RD  | 1L2 0211/31-0   | 1L2 0211/32-0  | Rmv: Tree Removal 09-12" R | 1   | 11       | Basswood     | Tree marked | 3502  |
| 282             | Slayton Hill Rd | Unknown              | 1L2 0211/38-0   | 1L2 0211/39-0  | Rmv: Tree Removal 09-12" M | 1   | 8        | Birch: White | Tree marked | 3417  |
| 292             | Slayton Hill Rd | 200 SLAYTON-HILL RD  | 1L2 0211/42-0   | 1L2 0329/1-0   | Rmv: Tree Removal 13-18" M | 1   | 15       | Poplar       | Tree marked | 3474  |
| 307             | Slayton Hill Rd | 217 SLAYTON HL       | 1L2 0211/45-0   | 1L2 0211/46-0  | Limb/Lead Removal 19-24"   | 1   | 48       | Pine: White  | Tree marked | 3464  |
| 310             | Slayton Hill Rd | Unknown              | 1L2 0211/46-0   | 1L2 0211/46-50 | Rmv: Tree Removal 09-12" R | 1   | 10       | Ash          | Tree marked | 3468  |

2021 Liberty Utilities Vegetation Work on Scenic Roads:

| Line #         | Street         | Address            | From Pole Label | To Pole Label  | Activity | Qty | Diameter | Species               | Comments | Job # |
|----------------|----------------|--------------------|-----------------|----------------|----------|-----|----------|-----------------------|----------|-------|
| SUNSET ROCK RD |                |                    |                 |                |          |     |          |                       |          |       |
| 329            | Sunset Rock Rd | 70 SUNSET-ROCK RD  | 1L1 0265/95-0   | 1L1 0265/96-0  | ROW Side | 1   | 10       | Hardwood/Conifer- Mxd |          | 1348  |
| 330            | Sunset Rock Rd | Unknown            | 1L1 0265/96-0   | 1L1 0265/97-0  | ROW Side | 1   | 10       | Hardwood/Conifer- Mxd |          | 1349  |
| 331            | Sunset Rock Rd | 70 SUNSET-ROCK RD  | 1L4 0265/96-0   | 1L4 0265/97-0  | ROW Side | 1   | 11       | Hardwood/Conifer- Mxd |          | 3868  |
| 332            | Sunset Rock Rd | Unknown            | 1L4 0265/96-0   | 1L4 0265/97-0  | ROW Side | 1   | 11       | Hardwood/Conifer- Mxd |          | 3869  |
| 333            | Sunset Rock Rd | 151 SUNSET-ROCK RD | 1L1 0265/113-0  | 1L1 0265/114-0 | ROW Side | 1   | 10       | Hardwood/Conifer- Mxd |          | 1368  |
| 334            | Sunset Rock Rd | 168 SUNSET-ROCK RD | 1L1 0265/113-0  | 1L1 0265/114-0 | ROW Side | 1   | 10       | Hardwood/Conifer- Mxd |          | 1369  |
| 335            | Sunset Rock Rd | 168 SUNSET-ROCK RD | 1L1 0265/114-0  | 1L1 0265/115-0 | ROW Side | 1   | 10       | Hardwood/Conifer- Mxd |          | 1370  |
| 336            | Sunset Rock Rd | 151 SUNSET-ROCK RD | 1L4 0265/113-0  | 1L4 0265/114-0 | ROW Side | 1   | 11       | Hardwood/Conifer- Mxd |          | 3888  |
| 337            | Sunset Rock Rd | 168 SUNSET-ROCK RD | 1L4 0265/113-0  | 1L4 0265/114-0 | ROW Side | 1   | 11       | Hardwood/Conifer- Mxd |          | 3889  |
| 338            | Sunset Rock Rd | 168 SUNSET-ROCK RD | 1L4 0265/114-0  | 1L4 0265/115-0 | ROW Side | 1   | 11       | Hardwood/Conifer- Mxd |          | 3890  |

Agenda  
Planning Board  
July 26, 2021

Agenda Item #3A  
Study Items

## Presentation by Bruce Mayberry Re: Draft of the updated impact fee schedule



## **City of Lebanon Impact Fee Update 2021**

Basis for School, Recreation, Police and Fire Department Impact Fees

March 31, 2021

Prepared for:

City of Lebanon, New Hampshire  
Planning Department

Prepared by:



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## Executive Summary

This report provides revised impact fee calculations for Lebanon school, recreation, police department, and fire department capital facilities. The proportionate basis for each assessment and the related capital costs have been updated to reflect available data through January 2021.

A revised impact fee schedule is summarized in the chart below. Fees are assessed per square foot of living area for residential uses and per square foot of gross floor area for non-residential development. The assessment and administration of impact fees is governed by Section 213 of the Lebanon Zoning Ordinance.

### Impact Fee Schedule 2021

| Structure Type or Use                | Impact Fees Per Square Foot - 2021 Update |            |             |           |        |
|--------------------------------------|-------------------------------------------|------------|-------------|-----------|--------|
|                                      | Schools                                   | Recreation | Police Dept | Fire Dept | Total  |
| <b>Residential Development</b>       |                                           |            |             |           |        |
| <i>Per Sq. Ft. Gross Living Area</i> |                                           |            |             |           |        |
| Single Family Detached               | \$1.10                                    | \$0.76     | \$0.28      | \$0.20    | \$2.34 |
| All Other Housing Units              | \$0.90                                    | \$0.69     | \$0.25      | \$0.40    | \$2.24 |
| <b>Non-Residential Development</b>   |                                           |            |             |           |        |
| <i>Per Sq. Ft. Gross Floor Area</i>  |                                           |            |             |           |        |
| Retail, Restaurants and Lodging      | ---                                       | \$0.06     | \$0.36      | \$0.36    | \$0.78 |
| Offices and Commercial Services      | ---                                       | \$0.10     | \$0.26      | \$0.31    | \$0.67 |
| Industrial, Transp, Whse, Commun.    | ---                                       | \$0.04     | \$0.10      | \$0.10    | \$0.24 |
| Nursing & Licensed Care Facilities   | ---                                       | \$0.03     | \$0.05      | \$0.45    | \$0.53 |
| Other Institutional Uses             | ---                                       | \$0.03     | \$0.29      | \$0.26    | \$0.58 |

The periodic updates to the impact fees involve a review of all of the component variable of each of the impact fees. This means that changes in fees for various uses will not necessarily change uniformly, as they would if the update were merely an adjustment based on a single cost or inflation index. Reasons for changes in the fee schedule are outlined below:

- School impact fees per square foot have been adjusted with respect to debt service amortization and related credit allowances, and the development cost of the Middle School has been adjusted to a January 2021 value. The increase in the fee is primarily related to these adjustments. Enrollment per 1000 square feet for single family homes in 2021 is comparable to the ratio computed in 2015. The 2021 enrollment ratio for other housing units is lower than that of the 2015 study.
- Recreation impact fees per square foot are higher for the range of non-residential uses principally due to the increased investment the City has made in the Mascoma River Greenway and share of its benefits allocated to the commercial sector. In the residential sector, the fee would be higher per square foot for single detached units, but lower for other units. This is primarily due to change in estimated household size for the two housing types, and from updating the estimates of average living area per housing unit.
- Police Department impact fees per square foot would rise for single family homes, but decline for other housing units due to the revised assumptions of household size and average living



area per housing unit. The fees for commercial uses increase slightly for most categories. Overall the proportionate share of total capital costs allocated to residential vs. commercial sectors remained stable at 44% of service demand residential, and 56% non-residential.

- Fire Department impact fees per square foot for 2021 remain about the same for both residential housing unit types, but are higher for commercial uses. The allocation between major land use sectors remained the same as in the last update at 43% residential demand and 57% commercial demand. However, the revised projection of future non-residential floor area for 2040 is lower than in the last update, so the allocated capital costs to non-residential uses are distributed across a smaller projected gross floor area. The fees for non-residential uses by category also shifted relative to updated analysis of relative call volume.

The dollar values of the City's capital investments have been updated to reflect 2021 adjusted costs. The capital cost basis of each of the impact fee categories is described below:

- The School Impact Fee reflects the adjusted 2021 cost to develop the Middle School for grades 5 through 8, and the proportionate demand on its capacity from average housing units measured by the average number of resident pupils per 1000 square feet of living area. The current fee acts to recoup a portion of the development cost of the Middle School.
- The Recreation Impact Fee is based on recovery of a proportionate share of City capital expenditures from the year 2000 through 2020, centering primarily on selected projects comprising the 1998 long term Recreation Master Plan. The recreation fee acts to recoup a portion of investments made since 2000, and incorporates a cost for anticipated facility improvements to meet the design population of the Recreation Master Plan.
- The Police Department Impact Fee is based on the recoupment of a proportionate share of the cost to develop the Lebanon police station and its communications system. Based on its original design assumptions, the facility has remaining capacity to support new development. (This may change in the future if a new station is planned with a different capacity and cost).
- The Fire Department Impact Fee represents the average capital cost to provide the major vehicles and apparatus required to serve the existing and projected service base (residential and commercial floor area) in the City for a horizon year of 2040.

The periodic review and adjustment of the fee schedules is both necessary and desirable to ensure that fees are equitably assessed over time, and that the fees reflect capital facility cost assumptions that are reasonably commensurate with actual City capital investments.

The impact fee assessments are structured to allow for future adjustments in the variables of each fee basis. Other impact fee categories may be added in the future for other capital facility categories.

## Scope of Impact Fees in Lebanon

Impact fees are authorized under New Hampshire RSA 674:21, V and enabled within the City of Lebanon by the Lebanon Zoning Ordinance (Section 213). This impact fee update documents a proportionate basis of assessment for public schools, recreation and public safety impact fees in the City. The report builds on earlier studies of impact fee potential completed by BCM Planning, LLC during the period 2006 to 2018.

In review of prior work by BCM Planning, the City Council and Planning Board recommended that the City's impact fees be based on realistic levels of capital investment, supported either by evidence of actual appropriations or past investments, capital expenditures that implement an adopted long term plan, or projects that comprise part of the Capital Improvement Program (CIP).

In this context, BCM Planning, LLC has assumed that the most supportable basis for impact fee assessment in Lebanon should reflect: (1) evidence of actual progress in appropriations to fund related capital facilities; (2) existing or planned facility capacity adequate to serve the demands of new development; and/or (3) specific indications from long-term facility plans or the CIP that such investments are forthcoming.

Other categories of impact fee assessment may also be supportable where there is evidence of available facility capacity (or that such capacity will be created) to support new development under existing or proposed facility standards. Adoption of fees should be based on improvements that are in place of that have a high probability of being implemented.

As stated in prior reports by BCM Planning, other forms of investment fees, system development charges, or other capital cost assessments for *public water, sewer or storm water facilities* should be implemented under the authority of utility ordinances, rather than through the impact fee provisions of the zoning ordinance.

New Hampshire RSA 149-I provides statutory authority for sewer and storm water system assessments, and RSA 38 authorizes assessments for water utilities. Fees for utility infrastructure are typically charged to users as they connect to a utility system, or when they increase the size of their service connection. In contrast, impact fees assessed under RSA 674:21, V are applied to new development through the land use regulatory process.



## Part A: Public School Impact Fee

### 1. Middle School Facility

The Lebanon School District completed the construction of a new grade 5-8 middle school (2012) that was designed to accommodate at least 600 students. The new school enabled the District to move grades 5 and 6 from an older facility to the new middle school. With 105,578 square feet of space and a capacity for 600 students, the facility floor area per pupil is estimated at 176 square feet per pupil.

That change helped open up more space for grades K-4 and pre-school students in the City's two elementary schools, enhancing capacity and quality within the K-8 system. The new middle school and the related changes in grade configuration allowed the oldest schools in the system (Seminary Hill School and the Lebanon Junior High School) and five modular classrooms on those sites to be retired.

The construction of the Lebanon Middle School in an increase in total facility space available to K-8 students. Prior to construction the K-8 system and 2010 capacity estimates, the K-8 schools provided 117 square feet per pupil capacity; after completion of the construction the average floor area across the K-8 system averaged 144 square feet per pupil capacity. The improvements were of benefit to new development as the changes enabled expanded facility capacity, a higher spatial standard per pupil, while improving and modernizing the facilities available to Middle School students.

While the Lebanon School District hosts students from other area towns in its schools, the impact fee for Lebanon must be based solely on the City's resident enrollment and the proportionate demand on facility space from housing units in Lebanon.

| October 1st Enrollment by School 2015-2020                                                          |       |       |       |       |       |       |                  |                |
|-----------------------------------------------------------------------------------------------------|-------|-------|-------|-------|-------|-------|------------------|----------------|
| School                                                                                              | 2015  | 2016  | 2017  | 2018  | 2019  | 2020  | Change 2015-2020 | Percent Change |
| Hanover St. School                                                                                  | 362   | 381   | 355   | 334   | 312   | 310   | (52)             | -14%           |
| Mt. Lebanon School *                                                                                | 238   | 229   | 247   | 237   | 241   | 208   | (30)             | -13%           |
| Lebanon Middle School                                                                               | 450   | 460   | 480   | 469   | 492   | 454   | 4                | 1%             |
| Lebanon High School                                                                                 | 605   | 611   | 578   | 584   | 613   | 619   | 14               | 2%             |
| Total                                                                                               | 1,655 | 1,681 | 1,660 | 1,624 | 1,658 | 1,591 | (64)             | -4%            |
| Total Elementary                                                                                    | 600   | 610   | 602   | 571   | 553   | 518   | (82)             | -14%           |
| Less PreSchool                                                                                      | 19    | 39    | 37    | 41    | 40    | 18    | (1)              | -5%            |
| Elementary K-4 Only                                                                                 | 581   | 571   | 565   | 530   | 513   | 500   | (81)             | -14%           |
| Enrollment Excluding Pre-School                                                                     |       |       |       |       |       |       |                  |                |
| K-4                                                                                                 | 581   | 571   | 565   | 530   | 513   | 500   | (81)             | -14%           |
| 5-8                                                                                                 | 450   | 460   | 480   | 469   | 492   | 454   | 4                | 1%             |
| 9-12                                                                                                | 605   | 611   | 578   | 584   | 613   | 619   | 14               | 2%             |
| Total K-12                                                                                          | 1,636 | 1,642 | 1,623 | 1,583 | 1,618 | 1,573 | (63)             | -4%            |
| * 2020 Pre-School enrollment was 55% lower than in 2019, likely the result of COVID-19 precautions. |       |       |       |       |       |       |                  |                |

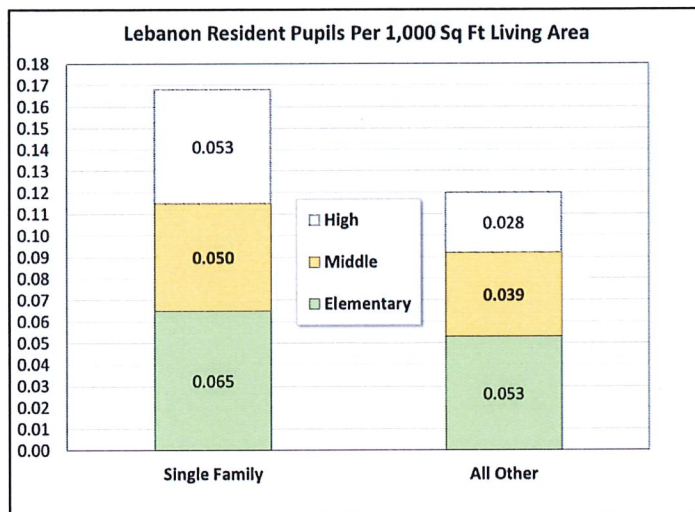
From 2015 to 2019, enrollment at the Middle School increased by 9%, but enrollment declined from 2019 to 2020, resulting in a net enrollment change for the 2014-2020 period of 1%. In the



elementary grades there was a decline of about 14%, some of which was likely due to the advent of the COVID-19 pandemic. High School enrollment increased by 2% from 2015 to 2020.

## 2. Resident Enrollment Ratios

Prior to this update, the last analysis of resident enrollment ratios for Lebanon was conducted in 2015 by BCM Planning, LLC. For the 2021 update, we replicated that approach by matching the number of resident students (by grade level) to the characteristics of the housing they live in, as indicated by City property assessment data. That process yields a detailed cross-tabulation of the number of students by grade level by structure type, age of housing unit, and living area that reflects the local characteristics of the City of Lebanon. Age-restricted housing is excluded from the calculation of the ratios since it is exempt from the school impact fee.



The raw data were adjusted using ACS data on occupancy rates to estimate average resident pupils per 1000 square feet of living area within the two housing unit categories subject to assessment (single family homes vs. all other unit types).

For the Middle School, the average 2021 enrollment was estimated at 0.050 pupils per 1000 square feet, and at 0.039 per thousand square feet for all other housing.

Estimated total resident enrollment averages 0.168 pupils per 1000 square feet in single family homes, and 0.120 per 1000 square feet in all other units. "All other" includes townhouse, two unit, multifamily and manufactured housing structures. Middle School enrollment comprises about 29% of the enrollment ratio for single family units and 33% of the ratio for other structure types.

| Resident Enrollment by Housing Type and Year Built                                                                                    |                                |        |      |            |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------|------|------------|
| Type of Structure                                                                                                                     | 2021 Enrollment by Grade Level |        |      |            |
|                                                                                                                                       | Elementary                     | Middle | High | Total      |
| Total for All Housing Units Except Age Restricted                                                                                     |                                |        |      |            |
| Total                                                                                                                                 | 504                            | 396    | 368  | 1,268      |
| Single Family                                                                                                                         | 305                            | 243    | 257  | 805        |
| All Other Units                                                                                                                       | 199                            | 153    | 111  | 463        |
| Subtotal for Housing Units Built 2000 or Later                                                                                        |                                |        |      |            |
| Total                                                                                                                                 | 83                             | 74     | 54   | 211        |
| Single Family                                                                                                                         | 34                             | 42     | 29   | 105        |
| All Other Units                                                                                                                       | 49                             | 32     | 25   | 106        |
| Percent of Total In Units Built 2000 or Later                                                                                         |                                |        |      |            |
| Total                                                                                                                                 | 16%                            | 19%    | 15%  | <b>17%</b> |
| Single Family                                                                                                                         | 11%                            | 17%    | 11%  | <b>13%</b> |
| All Other Units                                                                                                                       | 25%                            | 21%    | 23%  | <b>23%</b> |
| Source: BCM Planning, LLC tabulations of resident student counts by place of residence and associated property assessment information |                                |        |      |            |

When enrollment is stable or declining, it is sometimes presumed that new development is not contributing to enrollment. In nearly all municipalities, we find that new development continues to generate enrollment, though demographic changes can lead to fewer total students across the entire housing stock as the population ages.

In Lebanon, our tabulation shows that 17% of all resident students in 2021 lived in a housing unit that was constructed within the last 20 years. Among single family homes, that ratio is 13%; within the rest of the housing stock it is 23%.

### 3. School Facility Space Standard

The City's adopted basis for school impacts includes only the Middle School (serving grade 5-8 enrollment). The spatial standard used in the update remains the same as that of the 2015 study at 176 square feet of space per pupil capacity. The average consumption of facility space by Lebanon dwelling units (excluding age restricted housing) is then computed by multiplying the estimated number of pupils per 1000 square feet of living area of average housing times the school floor area standard per pupil.

### 4. Capital Cost of Facilities

The Middle School was entirely new construction in 2012 with a total cost of \$23.65 million for a facility of 105,578 square feet of finished space (\$224 per square foot) not including land acquisition. Adjusting this cost to January 2021, using an R. S. Means adjustment factor yields an adjusted cost of **\$271** per square foot which has been applied in the updated fee calculation for Middle School space.

In the impact fee basis, the net local cost to the Lebanon School District is estimated by deducting from the gross capital cost the proportion of principal costs supported by State Building Aid. The District has indicated that the Middle School project benefited from 44.1% State Building Aid reimbursement of principal costs.

The combination of the above factors (pupils per 1000 square feet of living area x school floor area per pupil capacity x cost per square foot, less State building aid) generates a proportionate net local capital cost per square foot of living area by residential structure type.



## 5. Credit Allowance

Debt service costs were incurred for development of the new middle school for grades 5-8, and the remaining amortization period extends to 2032. The new (2012) school enabled the elimination of five modular classrooms and an increase in the space per pupil capacity available to grade K-8 students, as some of the students were moved from elementary schools into the new middle school.

| Facility Component                                                      | K-8 Facilities<br>Average |
|-------------------------------------------------------------------------|---------------------------|
| Increased K-8 Space (Sq. Ft.) Per Pupil Capacity with new Middle School | 27                        |
| x Grade K-8 Pupils in 2009 (base year)                                  | 1,105                     |
| = Sq. Ft. Upgrade of Space Per Pupil in K-8 Facilities                  | 29,835                    |
| + Replace 5 Modular Classrooms @ Approximately 1200 sq. ft. each        | 6,000                     |
| Total Floor Area Upgrade for Pre-Existing K-8 Enrollment                | 35,835                    |
| Area as % of New Middle School floor area (105,578 sq. ft.)             | 34%                       |

The additional space and capacity enabled by the construction of the Middle School effectively raised the space standard of the K-8 system from 117 square feet to 144 square feet per pupil capacity, representing an

increased ratio of 27 square feet per pupil overall. The space calculation below is used to estimate the proportion of the Middle School development cost that is attributable to rectifying a pre-existing space deficiency relative to 2009 baseline needs of the elementary and middle school grades.

Based on this approach, 34% of the cost of the new middle school may be reasonably attributable a change in the facility standard (space per pupil) provided to K-8 students as the net result of middle school construction. An updated credit allowance calculation for the middle school follows.

In this update “past payments” are those for years up to and including 2021, and “future payments” are those due from 2022 through the end of the bond period in 2032.



**Middle School Debt Service**

Original Bond Amount : \$ 23,650,600  
 Interest Rate 3% to 4% (Refunding of original bond in 2019 & 2020 reduced  
 State Building Aid % of Principal 44.10% scheduled interest costs in calendar years 2023 & later)

| Calendar Year   | Middle School (New Building, 2012) Debt Service & Building Aid |              |               |                              | Net School District Cost |
|-----------------|----------------------------------------------------------------|--------------|---------------|------------------------------|--------------------------|
|                 | Principal                                                      | Interest     | Total         | Less Est. State Building Aid |                          |
| Past Payments   |                                                                |              |               |                              |                          |
| 2012            | \$ -                                                           | \$ 550,152   | \$ 550,152    | \$ -                         | \$ 550,152               |
| 2013            | \$ 1,180,600                                                   | \$ 925,409   | \$ 2,106,009  | \$ (520,645)                 | \$ 1,585,364             |
| 2014            | \$ 1,185,000                                                   | \$ 884,000   | \$ 2,069,000  | \$ (522,585)                 | \$ 1,546,415             |
| 2015            | \$ 1,185,000                                                   | \$ 836,600   | \$ 2,021,600  | \$ (522,585)                 | \$ 1,499,015             |
| 2016            | \$ 1,185,000                                                   | \$ 789,200   | \$ 1,974,200  | \$ (522,585)                 | \$ 1,451,615             |
| 2017            | \$ 1,185,000                                                   | \$ 741,800   | \$ 1,926,800  | \$ (522,585)                 | \$ 1,404,215             |
| 2018            | \$ 1,185,000                                                   | \$ 694,400   | \$ 1,879,400  | \$ (522,585)                 | \$ 1,356,815             |
| 2019            | \$ 1,185,000                                                   | \$ 641,075   | \$ 1,826,075  | \$ (522,585)                 | \$ 1,303,490             |
| 2020            | \$ 1,185,000                                                   | \$ 581,825   | \$ 1,766,825  | \$ (522,585)                 | \$ 1,244,240             |
| 2021            | \$ 1,185,000                                                   | \$ 522,575   | \$ 1,707,575  | \$ (522,585)                 | \$ 1,184,990             |
| Future Payments |                                                                |              |               |                              |                          |
| 2022            | \$ 1,185,000                                                   | \$ 475,175   | \$ 1,660,175  | \$ (522,585)                 | \$ 1,137,590             |
| 2023            | \$ 1,185,000                                                   | \$ 377,896   | \$ 1,562,896  | \$ (522,585)                 | \$ 1,040,311             |
| 2024            | \$ 1,180,000                                                   | \$ 336,521   | \$ 1,516,521  | \$ (520,380)                 | \$ 996,141               |
| 2025            | \$ 1,180,000                                                   | \$ 289,321   | \$ 1,469,321  | \$ (520,380)                 | \$ 948,941               |
| 2026            | \$ 1,180,000                                                   | \$ 253,495   | \$ 1,433,495  | \$ (520,380)                 | \$ 913,115               |
| 2027            | \$ 1,180,000                                                   | \$ 206,295   | \$ 1,386,295  | \$ (520,380)                 | \$ 865,915               |
| 2028            | \$ 1,180,000                                                   | \$ 159,095   | \$ 1,339,095  | \$ (520,380)                 | \$ 818,715               |
| 2029            | \$ 1,180,000                                                   | \$ 111,895   | \$ 1,291,895  | \$ (520,380)                 | \$ 771,515               |
| 2030            | \$ 1,180,000                                                   | \$ 39,415    | \$ 1,219,415  | \$ (520,380)                 | \$ 699,035               |
| 2031            | \$ 1,180,000                                                   | \$ 20,446    | \$ 1,200,446  | \$ (520,380)                 | \$ 680,066               |
| 2032            | \$ 1,180,000                                                   | \$ -         | \$ 1,180,000  | \$ (520,380)                 | \$ 659,620               |
| Total           | \$ 23,650,600                                                  | \$ 9,436,590 | \$ 33,087,190 | \$ (10,429,915)              | \$ 22,657,275            |

|                                                               |                  |
|---------------------------------------------------------------|------------------|
| Present Worth Past Payments @ 5%                              | \$ 16,439,281    |
| Portion of Cost Attributed to Pre Existing Space Deficiencies | 34%              |
| Credited Portion of Costs                                     | \$ 5,589,355     |
| City Assessed Valuation 2020                                  | \$ 2,237,505,225 |
| Past Payment Credit Per \$1000 Raw Land Valuation             | \$ 2.50          |
| Net Present Value Future Payments @ 5%                        | \$7,387,630      |
| Portion of Cost Attributed to Existing Space Deficiencies     | 34%              |
| Credited Portion of Costs                                     | \$2,511,794      |
| City Assessed Valuation 2020                                  | \$ 2,237,505,225 |
| Future Payment Credit Per \$1000 Assessed Value of Home       | \$1.12           |

The past payment credit allowances are applied to a pre-development raw land value assigned to each unit type; future payment credits are assigned to average value of a completed home including associated land value.

| IMPACT FEE CREDIT ALLOWANCES PER SQ. FT. OF LIVING AREA<br>FOR INCREASE IN SPACE FOR PRE-EXISTING ENROLLMENT |                                                |                                                              |                  |                          |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------|------------------|--------------------------|
| Structure Type                                                                                               | Assessed Value<br>Assigned Per Sq.<br>Ft. 2021 | Raw Land Value<br>Per Sq. Ft. @<br>13% of Total<br>Valuation | Past Pymt Credit | Future Payment<br>Credit |
| Single Family Det. (SFD)                                                                                     | \$157                                          | \$20                                                         | (\$0.05)         | (\$0.18)                 |
| Units Other Than SFD                                                                                         | \$96                                           | \$12                                                         | (\$0.03)         | (\$0.11)                 |
| Average Housing Unit                                                                                         | \$130                                          | \$17                                                         | (\$0.04)         | (\$0.15)                 |

## 6. School Impact Fee Assessment Schedule

When it first adopted a school impact fee, the Planning Board elected to limit the scope of the assessment to recover a portion of the cost to build the new Middle School facility. Consequently, the impact fee reflects only the demand on school facilities from the grade 5-8 portion of local enrollment.

The net effect of updating all the variables in the school impact fee schedule results in the 2021 fee schedule.

This fee schedule is higher than those of the last (2018) update. The change is due principally due to adjusting the construction cost of the school to a 2021 value, and a smaller credit allowance for future debt service payments.

| Type of Structure       | 2021 School Impact Fee Per Sq. Ft. Living Area |
|-------------------------|------------------------------------------------|
| Single Family Detached  | \$1.10                                         |
| All Other Housing Units | \$0.90                                         |

The first chart below is an update of the prior impact fee model, which assigns capital costs of the facility based on actual original developments, adjusted to January 2021 using a construction cost index (RS Means).

### Update of Fee Basis (Current Method) at Full Development Cost

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021 |                                                                      |                                     |                               |                                            |                                                                           |                              |                            |                               |                                         |                             |                                             |                                                  |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------|-----------------------------------------|-----------------------------|---------------------------------------------|--------------------------------------------------|
| Capital Cost Assigned at Actual Full Development Cost Indexed to January 2021              |                                                                      |                                     |                               |                                            |                                                                           |                              |                            |                               |                                         |                             |                                             |                                                  |
| Type of Structure                                                                          | Enrollment Per 1000 Sq.Ft. Living Area                               |                                     |                               |                                            | School Floor Area Per Pupil Capacity                                      |                              |                            |                               | School Facility Cost/Sq. Ft. (See Text) |                             |                                             | Capital Cost Per Sq. Ft. Residential Living Area |
|                                                                                            | Grade PK-4 Enrollment                                                | Grade 5-8 Enrollment                | Grade 9-12 Enrollment         | Total PK-12 Enrollment                     | Grade PK-4 Schools                                                        | Grade 5-8 Middle             | Grade 9-12 High School     | Total PK-12 Per Pupil         | Elementary Grade PK-4                   | \$271                       | High Grade 9-12                             |                                                  |
|                                                                                            |                                                                      |                                     |                               |                                            |                                                                           |                              |                            |                               |                                         | Middle Grade 5-8            |                                             |                                                  |
| Single Family Detached                                                                     | 0.0650                                                               | 0.0500                              | 0.0530                        | 0.1680                                     | --                                                                        | 176                          | --                         | --                            | --                                      | \$2.38                      | --                                          | \$2.38                                           |
| All Other Housing Units                                                                    | 0.0530                                                               | 0.0390                              | 0.0280                        | 0.1200                                     | --                                                                        | 176                          | --                         | --                            | --                                      | \$1.86                      | --                                          | \$1.86                                           |
| Type of Structure                                                                          | State Building Aid (% of Principal) and Net District Cost (See Text) |                                     |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                               |                                         |                             | Impact Fee Per Sq. Ft. (Middle School Only) |                                                  |
|                                                                                            | 30%                                                                  | 44%                                 | 40%                           | Net District Cost After State Building Aid | Past Pymts for P K-4 Schools                                              | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For PK-4 Schools | Future Pymts for Middle School          | Future Payments High School |                                             |                                                  |
|                                                                                            | Net District Cost PK-4 Schools                                       | Net District Cost 5-8 Middle School | Net District Cost High School |                                            |                                                                           |                              |                            |                               |                                         |                             |                                             |                                                  |
| Single Family Detached                                                                     | --                                                                   | \$1.33                              | --                            | \$1.33                                     | --                                                                        | (\$0.05)                     | --                         | --                            | (\$0.18)                                | --                          |                                             | \$1.10                                           |
| All Other Housing Units                                                                    | --                                                                   | \$1.04                              | --                            | \$1.04                                     | --                                                                        | (\$0.03)                     | --                         | --                            | (\$0.11)                                | --                          |                                             | \$0.90                                           |

The areas shaded in light gray are not used in the current fee calculation. The school fee is limited to the cost of the Middle School as directed by the Planning Board. It is possible for the scope of the fee to be extended to other grade levels if the Board finds that conditions support such a change.



A second chart is included for comparison. In this version of the fee, the capital cost assumption is assigned at the 2021 insured value of the Middle School per square foot (building and contents).

This approach generates a lower impact fee because it does not capture total development cost. The capital basis is limited to the insured value (estimated replacement cost) of the building rather than the full development cost of the Middle School.

#### Alternative Fee Basis with Capital Cost Assigned at Insured Value (Building & Contents Only)

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021 |                                                                      |                                     |                               |                                            |                                                                           |                              |                            |                               |                                         |                             |                                             |                                                  |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------|-----------------------------------------|-----------------------------|---------------------------------------------|--------------------------------------------------|
| Capital Cost Assigned at Insured Value Per Square Foot 2021                                |                                                                      |                                     |                               |                                            |                                                                           |                              |                            |                               |                                         |                             |                                             |                                                  |
| Type of Structure                                                                          | Enrollment Per 1000 Sq.Ft. Living Area                               |                                     |                               |                                            | School Floor Area Per Pupil Capacity                                      |                              |                            |                               | School Facility Cost/Sq. Ft. (See Text) |                             |                                             | Capital Cost Per Sq. Ft. Residential Living Area |
|                                                                                            |                                                                      |                                     |                               |                                            |                                                                           |                              |                            |                               |                                         | \$232                       |                                             |                                                  |
|                                                                                            | Grade PK-4 Enrollment                                                | Grade 5-8 Enrollment                | Grade 9-12 Enrollment         | Total PK-12 Enrollment                     | Grade PK-4 Schools                                                        | Grade 5-8 Middle             | Grade 9-12 High School     | Total PK-12 Per Pupil         | Elementary Grade PK-4                   | Middle Grade 5-8            | High Grade 9-12                             |                                                  |
| Single Family Detached                                                                     | 0.0650                                                               | 0.0500                              | 0.0530                        | 0.1680                                     | --                                                                        | 176                          | --                         | --                            | --                                      | \$2.04                      | --                                          | \$2.04                                           |
| All Other Housing Units                                                                    | 0.0530                                                               | 0.0390                              | 0.0280                        | 0.1200                                     | --                                                                        | 176                          | --                         | --                            | --                                      | \$1.59                      | --                                          | \$1.59                                           |
| Type of Structure                                                                          | State Building Aid (% of Principal) and Net District Cost (See Text) |                                     |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                               |                                         |                             | Impact Fee Per Sq. Ft. (Middle School Only) |                                                  |
|                                                                                            | 30%                                                                  | 44%                                 | 40%                           | Net District                               |                                                                           |                              |                            |                               |                                         |                             |                                             |                                                  |
|                                                                                            | Net District Cost PK-4 Schools                                       | Net District Cost 5-8 Middle School | Net District Cost High School | Net District Cost After State Building Aid | Past Pymts for P K-4 Schools                                              | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For PK-4 Schools | Future Pymts for Middle School          | Future Payments High School |                                             |                                                  |
| Single Family Detached                                                                     | --                                                                   | \$1.14                              | --                            | \$1.14                                     | --                                                                        | (\$0.05)                     | --                         | --                            | (\$0.18)                                | --                          |                                             | \$0.91                                           |
| All Other Housing Units                                                                    | --                                                                   | \$0.89                              | --                            | \$0.89                                     | --                                                                        | (\$0.03)                     | --                         | --                            | (\$0.11)                                | --                          |                                             | \$0.75                                           |



## Part B: Public Recreation Impact Fee

### 1. Structure of Fee Model

Beginning in 2013, the City adopted a modified recreation impact fee to include assessments to both residential and non-residential development, and to consolidate residential fee categories into two structural categories. The fee basis was designed to respond to the following guidance expressed by the Planning Director and the Planning Board in 2013:

1. The fee should continue to reflect realistic levels of capital spending by the City on recreation facilities that further the goals of the 1998 Recreation Master Plan and plans for the Mascoma River Greenway. Impact fees should be based either on recapture of actual past investments, or future improvements with high likelihood of implementation, such as inclusion within the CIP or an approved plan for facilities.
2. The Greenway is the City's principal new recreation facility investment. Non-residential development will benefit from the Greenway and recreation sites that connected to it. Since these connected facilities will be more readily accessible to employees working within commercial developments in Lebanon than other recreation sites, a portion of their capital cost should be attributable to non-residential sources of demand and reflected in the recreation impact fee.

The 2021 update to the recreation fee follows the same model as that used in the last two updates, and is based on an expected dollar value of total recreation investment from 2000 to the point the City reaches the 1998 Recreation Master Plan design population of 16,500.

Since a non-residential recreation impact fee is to be calculated, the fee model also estimates a future non-residential building floor area that would be commensurate with the design population used in the Recreation Mast Plan.

Changes in the recreation impact fee from the last update (2018) include the following:

- Past recreation investments have been updated to include improvements through 2020, based on fixed asset values of related projects or estimates provided by the Recreation Director;
- All capital costs for past and planned projects have been adjusted to January 2021 values;
- The value of grants and donations in support of the Mascoma River Greenway have been updated to recognize contributions of non-City funds to the project;

- Projected non-residential floor area has been updated to reflect data and trends indicated from 2020 property assessment data, and the indicated pace of non-residential development from assessment "year built" information.

## 2. Recreation Capital Investments 2000-2020

| ESTIMATED 2021 REPLACEMENT COST SELECTED RECREATION FACILITIES  |                                      |            |                        |                    |                           |
|-----------------------------------------------------------------|--------------------------------------|------------|------------------------|--------------------|---------------------------|
| Asset No.                                                       | Description                          | Source (1) | Year Placed in Service | Original Cost      | Cost Adjusted to Jan 2021 |
| <b>MASTER PLAN FOR GREENWAY</b>                                 |                                      | REC DIR    | 2010                   | \$50,000           | \$59,968                  |
| <b>MASCOMA GREENWAY DEVELOPMENT</b>                             |                                      |            |                        |                    |                           |
| 2011 REC                                                        | MASCOMA RIVER GRNWAY BRG '2012'      | FAR        | 2012                   | \$18,578           | \$22,951                  |
| 2011 REC.2                                                      | MASCOMA RIVER GRNWAY '2014'          | FAR        | 2014                   | \$104,354          | \$122,113                 |
| 2011 REC.3                                                      | MASCOMA RIVER GRNWAY '2015'          | FAR        | 2015                   | \$158,473          | \$181,802                 |
| 91/23713C1                                                      | PARKING LOT RAIL TUNNEL '2015'       | FAR        | 2015                   | \$131,898          | \$151,315                 |
| 2011 REC.4                                                      | MASCOMA RIVER GRNWAY '2016'          | FAR        | 2016                   | \$78,877           | \$87,086                  |
| MRG I89                                                         | 189 RR BRIDGE PEDESTRIAN RAILW       | FAR        | 2016                   | \$39,904           | \$44,057                  |
| 91/23713C2                                                      | PARKING LOT RAIL TUNNEL '2016'       | FAR        | 2016                   | \$195,580          | \$215,935                 |
| 2011 REC.5                                                      | MASCOMA RIVER GRNWAY '2017'          | FAR        | 2017                   | \$1,024,545        | \$1,095,896               |
| 91/23713C3                                                      | PARKING LOT RAIL TUNNEL '2017'       | FAR        | 2017                   | \$6,604            | \$7,064                   |
| 2011 REC.6                                                      | MASCOMA RIVER GRNWAY '2018'          | FAR        | 2018                   | \$434,683          | \$451,820                 |
| 91/23713C4                                                      | PARKING LOT RAIL TUNNEL '2018'       | FAR        | 2018                   | \$32,660           | \$33,948                  |
| 2011 REC.7                                                      | MASCOMA RIVER GRNWAY '2019'          | FAR        | 2019                   | \$10,330           | \$10,553                  |
| 91/23713C5                                                      | PARKING LOT RAIL TUNNEL '2019'       | FAR        | 2019                   | \$294,678          | \$301,047                 |
|                                                                 | RAIL TRAIL PAVING Spencer to Bank St | REC DIR    | 2021                   | \$170,000          | \$170,000                 |
| <b>TOTAL GREENWAY DEVELOPMENT</b>                               |                                      |            |                        | <b>\$2,701,164</b> | <b>\$2,895,587</b>        |
| <b>RIVERSIDE PARK</b>                                           |                                      |            |                        |                    |                           |
| 116/6.B1                                                        | PAVILION                             | FAR        | 2002                   | \$10,800           | \$19,206                  |
| 116/6.I2                                                        | SKATE PARK                           | FAR        | 2003                   | \$71,346           | \$122,315                 |
| 116/6.I3                                                        | PLAYGROUND                           | FAR        | 2004                   | \$20,483           | \$32,588                  |
| 116/6.I1                                                        | RIVERSIDE PARK LANDSCAPING           | FAR        | 2004                   | \$25,037           | \$39,834                  |
| 116-6-I2A1                                                      | SKATE PARK IMP                       | FAR        | 2019                   | \$44,013           | \$44,964                  |
| <b>TOTAL RIVERSIDE PARK</b>                                     |                                      |            |                        | <b>\$171,679</b>   | <b>\$258,907</b>          |
| <b>MEMORIAL POOL COMPLEX</b>                                    |                                      |            |                        |                    |                           |
| 108/23B3                                                        | BATHHOUSE                            | FAR        | 2002                   | \$390,733          | \$694,869                 |
| 108/23B4                                                        | FILTER BUILDING                      | FAR        | 2002                   | \$438,180          | \$779,247                 |
| 108/23I1                                                        | LAP POOL                             | FAR        | 2002                   | \$647,036          | \$1,150,671               |
| 108/23B5                                                        | LIFE GUARD HOUSE                     | FAR        | 2002                   | \$73,805           | \$131,253                 |
| 108/23I2                                                        | TRAINING POOL                        | FAR        | 2002                   | \$341,116          | \$606,631                 |
| <b>TOTAL MEMORIAL POOL</b>                                      |                                      |            |                        | <b>\$1,890,870</b> | <b>\$3,362,671</b>        |
| <b>LOWER MEADOWS</b>                                            |                                      |            |                        |                    |                           |
| 117/15.C1                                                       | LOWER MEADOWS FIELDS '2007'          | FAR*       | 2007                   | \$35,436           | \$50,929                  |
| 117/15.C2                                                       | LOWER MEADOWS FIELDS '2008'          | FAR*       | 2008                   | \$6,891            | \$9,371                   |
| 117.15.C3                                                       | LOWER MEADOWS FIELDS '2009'          | FAR*       | 2009                   | \$7,077            | \$9,523                   |
|                                                                 | ENGINEERING SERVICES                 | REC DIR    | 2019                   | \$12,917           | \$13,196                  |
| <b>TOTAL LOWER MEADOWS</b>                                      |                                      |            |                        | <b>\$62,321</b>    | <b>\$83,019</b>           |
| <b>WESTBORO PARK</b>                                            |                                      |            |                        |                    |                           |
| REC004C1                                                        | WESTBORO PARK '2007'                 | FAR*       | 2007                   | \$84,383           | \$121,276                 |
| REC004C2                                                        | WESTBORO PARK '2008'                 | FAR*       | 2008                   | \$11,193           | \$15,221                  |
| REC004C3                                                        | WESTBORO PARK '2009'                 | FAR*       | 2009                   | \$56,256           | \$75,696                  |
| <b>TOTAL WESTBORO PARK</b>                                      |                                      |            |                        | <b>\$151,832</b>   | <b>\$212,193</b>          |
| <b>MAPLE STREET PLAYGROUND</b>                                  |                                      | REC DIR    | 2020                   | \$139,600          | \$139,600                 |
| <b>COLBURN PARK</b>                                             |                                      |            |                        |                    |                           |
| 92/11I1                                                         | COLBURN PARK PLAYGROUND              | FAR        | 2018                   | \$23,402           | \$24,325                  |
| <b>ELDRIDGE PARK</b>                                            |                                      |            |                        |                    |                           |
| 92/30.B1                                                        | ELDRIDGE PK R/R & STG FAC            | FAR        | 2008                   | \$120,340          | \$163,648                 |
| <b>STORRS HILL</b>                                              |                                      |            |                        |                    |                           |
| 120/2.I3                                                        | STORRS HILL ELECTRICAL UPGRADE       | FAR        | 2011                   | \$201,938          | \$255,990                 |
|                                                                 | SKI LODGE EXPANSION PHASE 1          | REC DIR    | 2020                   | \$24,526           | \$24,530                  |
| <b>TOTAL RECREATION FACILITIES PLACED IN SERVICE SINCE 2000</b> |                                      |            |                        | <b>\$5,487,672</b> | <b>\$7,480,438</b>        |

(1) FAR = Fixed Asset Record; FAR\* = Past Fixed Asset Record, Not in Current File; REC DIR = Recreation Director

The value of recreation facilities already constructed has been estimated primarily from the City's fixed asset inventory. Original costs have been updated to January 2021 using the Engineering News Record (ENR) construction cost index (CCI).

The table also includes the cost of the original design study for the Greenway (original cost adjusted using the Consumer Price Index).

The cost of some other recent (2020) and planned (2021) projects has been estimated based on cost information from the Recreation Director. These items are not yet recorded in the asset inventory.

The estimated 2021 replacement cost of listed recreation facilities placed in service since 2000 is estimated at about **\$7.5 million**. This indicates an average annual total investment of about \$375,000 per year (in 2021 dollars) from 2000 to 2020. (This figure is inclusive of grants and donations for the Mascoma River Greenway).



Grants and private donations for the Greenway project are estimated to have an adjusted 2021 value of about \$1.43 million.

| Mascoma River Greenway Grants/Donations |              |
|-----------------------------------------|--------------|
| Total Amount of Contributions           | \$ 1,306,570 |
| CPI-Adjusted Contributions              | \$ 1,433,465 |

After deducting the estimated value of these contributions, the net municipal investment in recreation capital facilities after grants and donations is estimated at about **\$6.05 million** for projects created from 2000-2020, or an average of \$302,500 per year in City funding.

### 3. Anticipated Expenditures and Total Investment (2000 to Completion)

Future facility investments incorporated into the fee model include continuation of the Mascoma River Greenway project, and construction of additional fields in the City. The Recreation Director indicates that the Central Segments of the Greenway have been largely completed, and that the Downtown Segment is nearing completion (albeit at a significantly higher cost than originally anticipated). This leaves the Western Segment as the principal remaining cost of Greenway development. We have estimated the cost of the Western Segment by applying a construction cost index (ENR) to the original 2010 projection of costs for that segment. (See chart below).

| Mascoma Greenway - Original 2010 Project Cost Estimates and 2021 Adjusted Cost | Project Cost Estimate | Reduced Paving Scenario | Average of 2010 Estimates | Cost Est. Adj to Jan 2021 |
|--------------------------------------------------------------------------------|-----------------------|-------------------------|---------------------------|---------------------------|
| 1. Downtown Segment - Spencer St. to Slayton Rd.                               | \$525,000             | \$365,000               | \$445,000                 | \$578,749                 |
| 2. Central Segment - Slayton Road to Timken Site                               | \$412,000             | \$334,000               | \$373,000                 | \$485,109                 |
| 3. Central Segment - Timken Site to Green Road Bridge                          |                       |                         |                           |                           |
| Option A - Existing Rail Bed                                                   | \$467,000             | \$392,000               | \$429,500                 | \$558,590                 |
| Option B - Parallel Alignment                                                  | \$1,427,000           | \$1,357,000             | \$1,392,000               | \$1,810,379               |
| Option C - Parallel to Route 4                                                 | \$1,934,000           | \$1,908,000             | \$1,921,000               | \$2,498,374               |
| 4. Western Segment - Glen Rd to Westboro Rail Yard                             | \$780,000             | \$722,000               | \$751,000                 | \$976,720                 |
| <b>Project Total</b>                                                           |                       |                         |                           |                           |
| Total With Central Option A                                                    | \$2,184,000           | \$1,813,000             | \$1,998,500               | \$2,599,168               |
| Total With Central Option B                                                    | \$3,144,000           | \$2,778,000             | \$2,961,000               | \$3,850,957               |
| Total With Central Option C                                                    | \$3,651,000           | \$3,329,000             | \$3,490,000               | \$4,538,952               |
| Average of Three Options                                                       | \$2,993,000           | \$2,640,000             | \$2,816,500               | \$3,663,026               |

*The 2010 cost estimates were included in the City's 2016 CIP.*

The 2010 cost projection for the Western Segment of the Greenway, adjusted to January 2021 using the ENR construction cost index, indicates a potential cost of about \$977,000.

This amount has been presumed as an additional cost component of the Greenway.

Bagley Park remains to be improved as envisioned by the Recreation Master Plan. The Recreation Master Plan anticipated improvements to the site including a softball diamond, a small soccer field, horseshoes, a pavilion, parking, lights and walking paths.

At the time of this update, the Recreation Department continues to pursue opportunities for new field development project estimated to have a long term cost of \$3 million. A site has yet to be finalized. Since this field development project is not yet fully detailed, the fee model will include the cost estimate for Bagley Park as a substitute or "place-holder" for future field



development expenditures. The 2021 adjusted cost for the Plan's improvement recommendations for Bagley Park is included in the recreation impact fee model as an anticipated future investment of about \$1.76 million.

The combined 2021 value of past City investments in public recreation facilities and the new investments anticipated above totals about **\$8.75 million** in 2021 dollars (net of grants and donations to date for the Greenway). The beneficiaries of this total investment include existing development as well as new development that takes place during the remaining build-out of the facilities anticipated in the Recreation Master Plan.

#### 4. Commercial Development and Access to Greenway-related Facilities

The recreation impact fee model allocates a portion Greenway and connected facility costs between residential and commercial uses based on relative daytime access by non-resident workers employed in Lebanon. The variables used to allocate these costs have been updated based on the most recent ACS data, local employment, and commuter information.

The split cost allocation (residential/non-residential) is applied only to the recreation facility costs of the Mascoma River Greenway and the parks linked to it. This split allocation is based not on measured usage, but on presumed availability of facilities. For the selected facilities, the availability ratio remains at 73% for residents and 27% for non-resident workers employed in the City. This is the same ratio that was produced in the 2018 fee model.

| MATRIX TO ESTIMATE AVERAGE DAILY ACCESS TO RECREATION FACILITIES LINKED BY MASCOMA GREENWAY<br>(City Residents By Age Group, and Non-Resident Workers Employed in Lebanon) |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------|------------------------------------|-----------------|----------------------|----------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------|
| Population/Employment Component                                                                                                                                            | Pre-School<br>Population<br>( $<5$ ) | School Age<br>Population<br>(Age 5-17) | Commuter Flow Data (ACS 2011-2015) |                 |                      | Senior<br>Residents Age<br>65+ (ACS<br>2019) | Total<br>Resident<br>Population<br>(NHOSI 2019<br>Est) | Non-Resident<br>Workers<br>Commuting to<br>City (ACS 2011-<br>2015)   | Total Allocation<br>Base (Residents<br>and Non-<br>Resident<br>Workers) |
|                                                                                                                                                                            |                                      |                                        | Residents<br>Working               | Work in<br>City | Commute<br>Out (33%) |                                              |                                                        |                                                                       |                                                                         |
| Lebanon Resident Population                                                                                                                                                | 803                                  | 1,428                                  | 7,168                              | 4,212<br>59%    | 2,956<br>41%         | 2,393                                        | 14,079                                                 | 14,496<br><i>(77% of Lebanon<br/>jobs held by non-<br/>residents)</i> | 28,575                                                                  |
| Hours Per Day Per Person Recreation Access Time                                                                                                                            |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Academic Year (September through May)                                                                                                                                      |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Weekdays                                                                                                                                                                   | 2                                    | 2                                      |                                    | 3               | 2                    | 8                                            |                                                        | 2                                                                     |                                                                         |
| Weekends                                                                                                                                                                   | 8                                    | 8                                      |                                    | 8               | 8                    | 8                                            |                                                        | 0                                                                     |                                                                         |
| Summer Season (June through August)                                                                                                                                        |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Weekdays                                                                                                                                                                   | 2                                    | 8                                      |                                    | 3               | 2                    | 8                                            |                                                        | 2                                                                     |                                                                         |
| Weekends                                                                                                                                                                   | 8                                    | 8                                      |                                    | 8               | 8                    | 8                                            |                                                        | 0                                                                     |                                                                         |
| Annual Person-Hours Facility Access (Millions)                                                                                                                             | 1.09                                 | 2.50                                   |                                    | 6.80            | 4.00                 | 6.99                                         | 20.29                                                  | 7.57                                                                  | 27.86                                                                   |
| Hours Per Person Per Year                                                                                                                                                  | 1,354                                | 1,750                                  |                                    | 1,615           | 1,354                | 2,920                                        | 1,441                                                  | 522                                                                   | 1,963                                                                   |
| Avg Access - Hrs/Person/Day                                                                                                                                                | 3.7                                  | 4.8                                    |                                    | 4.4             | 3.7                  | 8.0                                          | 3.9<br>per day                                         | 2.0<br>per workday                                                    |                                                                         |
|                                                                                                                                                                            |                                      |                                        |                                    |                 |                      |                                              | Resident<br>Access                                     | Non-Resident<br>Worker Access                                         | Total                                                                   |
|                                                                                                                                                                            |                                      |                                        |                                    |                 |                      |                                              | 73%                                                    | 27%                                                                   | 100%                                                                    |
| CALENDAR DAYS BY PERIOD:                                                                                                                                                   |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Workdays Sept through May                                                                                                                                                  |                                      | 195                                    |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Weekend Days Sept through May                                                                                                                                              |                                      | 78                                     |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| General Assumptions:                                                                                                                                                       |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Workers in City have limited hours of access due to work and commuting hours                                                                                               |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Non-resident workers primary access periods before work, lunch break, after work                                                                                           |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Pre-school population - practical access limited by parental schedule                                                                                                      |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| School age population - has more access during summer months than academic year                                                                                            |                                      |                                        |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |
| Total Calendar Days                                                                                                                                                        |                                      | 365                                    |                                    |                 |                      |                                              |                                                        |                                                                       |                                                                         |

## 5. Total Recreation Facility Costs Assigned to Residential and Commercial Sectors

The total capital investment for each recreation facility is allocated based on the relative availability of the facility to residents compared with non-resident workers. For the Greenway and the facilities it connects, the cost apportionment is 73% residential and 27% non-residential. For all other facilities, the benefit is assumed to be 100% residential.

When these ratios are applied to the individual facilities in the capital cost basis, the resulting overall cost allocation for all included facilities is **92%** to residential demand and **8%** to the non-residential sector. The portion allocated to non-residential development has increased principally as the result of progress in developing the Greenway.

| ALLOCATION OF RESIDENTIAL VS. NON-RESIDENTIAL RECREATION FACILITY COSTS                                         |                                         |                                      |                                       |                                                      |                          |                              |                                  |                                      |  |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|---------------------------------------|------------------------------------------------------|--------------------------|------------------------------|----------------------------------|--------------------------------------|--|
| FACILITY INVESTMENTS INCLUDING RECREATION MASTER PLAN COMPONENTS                                                | Past Investment in Facility Adj to 2021 | Future Investment 2021 to Completion | Total City Buildout Cost 2021 Dollars | Basis for Cost Estimate                              | % Residential Allocation | % Non-Residential Allocation | Capital Cost Residential Benefit | Capital Cost Non-Residential Benefit |  |
| <b>Mascoma Corridor</b>                                                                                         |                                         |                                      |                                       |                                                      |                          |                              |                                  |                                      |  |
| * Mascoma River Greenway                                                                                        | \$ 59,968                               | \$ -                                 | \$ 59,968                             | Actual 2010 cost adjusted to Jan 2021 CPI            |                          |                              |                                  |                                      |  |
| Mascoma Greenway Action Plan                                                                                    | \$ 2,895,587                            | \$ 976,720                           | \$3,872,307                           | Past improvements plus est. Western Segment Cost     |                          |                              |                                  |                                      |  |
| Greenway Development Total Costs                                                                                | \$ (1,433,461)                          |                                      | \$ (1,433,461)                        | Donation amounts adjusted to Jan 2021 (CPI adj)      |                          |                              |                                  |                                      |  |
| Less Grants & Donations @ 2021 Adjusted Cost                                                                    |                                         |                                      |                                       |                                                      |                          |                              |                                  |                                      |  |
| Mascoma Greenway Cost to City                                                                                   | \$ 1,522,094                            | \$ 976,720                           | \$ 2,498,814                          | Estimated net City Expenditure for Greenway          | 73%                      | 27%                          | \$1,824,134                      | \$674,680                            |  |
| * Westboro Park (City park portion of 22-ac site)                                                               | \$ 212,193                              | \$ -                                 | \$ 212,193                            | Initial costs, adjusted to Jan 2021 (ENR).           | 73%                      | 27%                          | \$154,901                        | \$57,292                             |  |
| <b>Central Lebanon</b>                                                                                          |                                         |                                      |                                       |                                                      |                          |                              |                                  |                                      |  |
| * Bagley Park (Or Other Field Expansion Sites)                                                                  | \$ -                                    | \$ 1,726,209                         | \$ 1,726,209                          | Rec Plan cost estimate indexed to Jan 2021 (ENR)     | 73%                      | 27%                          | \$1,260,133                      | \$466,076                            |  |
| Colburn Park Playground Improvements                                                                            | \$ 24,325                               | \$ -                                 | \$ 24,325                             | 2020 Cost, not time adjusted                         | 100%                     | 0%                           | \$24,325                         | \$0                                  |  |
| Eldridge Park Improvements                                                                                      | \$ 163,648                              | \$ -                                 | \$ 163,648                            | Original cost adjusted to Jan 2021 (ENR)             | 100%                     | 0%                           | \$163,648                        | \$0                                  |  |
| <b>West Lebanon</b>                                                                                             |                                         |                                      |                                       |                                                      |                          |                              |                                  |                                      |  |
| Maple Street Playground (Adjacent to Smith Field)                                                               | \$ 139,600                              | \$ -                                 | \$ 139,600                            | Recreation Director 2020 City cost, not adjusted     | 100%                     | 0%                           | \$139,600                        | \$0                                  |  |
| * Riverside Park (Incl. Skatepark Redevelopment)                                                                | \$ 258,907                              | \$ -                                 | \$ 258,907                            | Original cost adjusted to Jan 2021 (ENR)             | 73%                      | 27%                          | \$189,002                        | \$69,905                             |  |
| <b>Intensive/Special Use</b>                                                                                    |                                         |                                      |                                       |                                                      |                          |                              |                                  |                                      |  |
| Memorial Pool Area Reconstruction (Completed)                                                                   | \$ 3,362,671                            | \$ -                                 | \$ 3,362,671                          |                                                      | 100%                     | 0%                           | \$3,362,671                      | \$0                                  |  |
| * Lower Meadows (past expenditures only - not continued)                                                        | \$ 83,019                               | \$ -                                 | \$ 83,019                             |                                                      | 73%                      | 27%                          | \$60,604                         | \$22,415                             |  |
| Storrs Hill Electrical Upgrade (Completed)                                                                      | \$ 255,990                              | \$ -                                 | \$ 255,990                            | Original costs adjusted to Jan 2021 (ENR)-CCI        | 100%                     | 0%                           | \$255,990                        | \$0                                  |  |
| Storrs Hill Ski Lodge Expansion Phase 1                                                                         | \$ 24,530                               | \$ -                                 | \$ 24,530                             |                                                      | 100%                     | 0%                           | \$24,530                         | \$0                                  |  |
| <b>Recreation Facilities Investment 2000 to Completion</b>                                                      | \$ 6,046,977                            | \$ 2,702,929                         | \$ 8,749,906                          | <b>Total of past and anticipated City investment</b> | <b>92%</b>               | <b>8%</b>                    | <b>\$ 8,018,268</b>              | <b>\$731,638</b>                     |  |
| * Recreation facility accessible from Mascoma Greenway, assumed to be of benefit to non-residential development |                                         |                                      |                                       |                                                      |                          |                              |                                  |                                      |  |



## 6. Service Base Assumptions

The Recreation Master Plan assumed a total population horizon of about 16,500 for facility planning purposes. This number is used to assign a maximum service population associated with improvements made since 2000, and the additional facility costs that are anticipated for the Plan's service population.

With this as a target population for the residential service base for the associated Recreation Master Plan improvements, BCM Planning has estimated the associated number of households, housing units, employment, and non-residential building area that would be consistent with that future population.

Based on those relationships a future residential population of 16,500 would be consistent with an inventory of about 14.5 million square feet of gross floor area in total non-residential uses, and a subtotal of about 13.5 million square feet of private sector commercial development.

| HISTORIC AND PROJECTED POPULATION, HOUSING, AND EMPLOYMENT FOR COST ALLOCATION |           |            |            |                        |                                                  |
|--------------------------------------------------------------------------------|-----------|------------|------------|------------------------|--------------------------------------------------|
| Development Sector                                                             | 1990      | 2000       | 2010       | 2019-2020<br>Estimate  | Rec Plan<br>Horizon<br>Population                |
| <b>RESIDENTIAL BASE</b>                                                        |           |            |            |                        |                                                  |
| Total Population                                                               | 12,183    | 12,568     | 13,151     | 14,079                 | 16,500                                           |
| Persons in Group Quarters                                                      | 166       | 290        | 144        | 39                     | 203                                              |
| Persons in Households                                                          | 12,017    | 12,278     | 13,007     | 14,040<br>(2019 NHOSI) | 16,297                                           |
| Total Households                                                               | 5,173     | 5,500      | 6,186      | 6,353                  | 8,149                                            |
| Average Household Size                                                         | 2.32      | 2.23       | 2.10       | 2.21                   | 2.00                                             |
| Total Housing Units                                                            | 5,718     | 5,707      | 6,649      | 7,364<br>(2019 NHOSI)  | 9,445                                            |
| <b>NON-RESIDENTIAL BASE</b>                                                    |           |            |            |                        |                                                  |
| Total Covered & Government Jobs in City *                                      | 9,703     | 16,880     | 18,929     | 19,944                 | 23,095                                           |
| Private Sector Jobs in City *                                                  | 8,547     | 15,996     | 18,014     | 19,136<br>(2019)       | 22,009<br>(projection as<br>function of pop.)    |
| Total Jobs Per Capita                                                          | 0.80      | 1.34       | 1.44       | 1.42                   | 1.40                                             |
| Private Sector Jobs Per Capita                                                 | 0.70      | 1.27       | 1.37       | 1.36                   | 1.33<br>(avg ratio jobs to<br>pop. 2000 to 2020) |
| <b>Gross Floor Area of Non-Residential Uses</b>                                |           |            |            |                        |                                                  |
| Total Including Government                                                     | 8,892,107 | 10,664,484 | 11,377,607 | 12,487,513             | 14,457,259                                       |
| Private Only                                                                   | 8,350,044 | 10,095,418 | 10,844,485 | 11,746,653             | 13,513,827<br>(projection)                       |
| Square Feet Per Employee All Non-Res Devel                                     | 916       | 632        | 601        | 626                    | 626                                              |
| Square Feet Per Employee (Private Only)                                        | 977       | 631        | 602        | 614                    | 614                                              |
| <i>Above ratios held constant from 2020</i>                                    |           |            |            |                        |                                                  |
| Square Feet Per Capita Population                                              | 730       | 849        | 865        | 887                    | 876                                              |
| * NH Employment Security data for 1990, 2000, 2015, 2019 (covered employment)  |           |            |            |                        |                                                  |



## 7. Impact Fee Assessment

The total recreation facility investment (past and projected) for the period 2000 through completion of listed projects is estimated at just over \$8 million. This total is allocated at 91% to residential demand and 9% to non-residential uses.

a. Residential Impact Fees. The resulting capital investment attributable to the horizon year household population averages \$492 per capita in recreation capital improvements. That per capita investment is assigned to residential development based on average household size by type of dwelling.

The amount is then converted to an impact fee per square foot based on the average living area of dwelling units in Lebanon. The residential impact fee based on this update would be **\$0.76** per square foot for single family homes and **\$0.69** per square foot for all other dwellings.

b. Non Residential Impact Fees. For the non-residential sector, the cost allocation is distributed across a projected 13.5 million gross square feet of private sector commercial buildings, resulting in an average capital cost of **\$0.05** per square foot (rounded).

Based on an estimated average of 614 square feet of building area per private sector job in Lebanon, the average non-residential impact fee is equivalent to **\$31** per employee.

Because various commercial sectors tend to have different ratios of employees to floor area, the impact fee is adjusted from the average so that development sectors that have more employees per square foot pay higher fees than those with fewer employees per square foot.

For example, a retail use would pay about \$0.06 per square foot while an office complex would pay \$0.10 per square foot. Uses that typically have fewer employees for a given amount of floor area (industrial and institutional for example) would pay lower rate of about \$0.03 to \$0.04 per square foot.

**IMPACT FEE BASED ON SELECTED RECREATION MASTER PLAN INVESTMENTS 2000 TO DESIGN POPULATION  
SERVING PROJECTED SERVICE BASE WITH TOTAL POPULATION OF 16,500**

**RESIDENTIAL COST ALLOCATION** Residential  
\$ 8,018,268

Total Population Plan Horizon Year 16,500  
Household Population Plan Horizon Year 16,297  
Recreation Plan Capital Investment Per Capita \$492

| Residential Structure Type | Est. Average Household Size 2019 * | Average City Investment Per Housing Unit | Avg Sq. Ft. Existing Dwelling Units 2020 | Recreation Impact Fee Per Sq. Ft. |
|----------------------------|------------------------------------|------------------------------------------|------------------------------------------|-----------------------------------|
| Single Family Detached     | 2.78                               | \$1,368                                  | 1,800                                    | \$0.76                            |
| All Other Housing          | 1.69                               | \$831                                    | 1,200                                    | \$0.69                            |

**NON-RESIDENTIAL COST ALLOCATION**

Recreation Facility Investments - Non-Res Share \$731,638  
Sq. Ft. Private Commercial @ Plan Design Population 13,513,827 (projected)  
Average Cost Per Sq. Ft. Commercial Use \$0.05  
Average Square Feet Per Employee (Non-Gov't) 614  
Average Cost Per Employee (Non-Gov't) \$31

| Non-Residential & Institutional Uses        | Est. Average Sq. Ft. Per Employee | Impact Fee Per Square Foot |
|---------------------------------------------|-----------------------------------|----------------------------|
| Retail, Restaurants and Lodging             | 500                               | \$0.06                     |
| Offices and Commercial Services             | 300                               | \$0.10                     |
| Industrial, Transportation, Whse, Communic. | 700                               | \$0.04                     |
| Nursing Homes & Licensed Care Facilities    | 1,000                             | \$0.03                     |
| Other Institutional Uses                    | 1,000                             | \$0.03                     |
| Average for Non-Residential Uses 2021       | 614                               | \$0.05                     |

## Part C: Police Department Impact Fee

### 1. Facility Standards

The Lebanon Police Department headquarters located on Poverty Lane is a facility of about 14,000 square feet of space that was constructed principally in 1991. At the time impact fees were first researched by BCM Planning in Lebanon in 2006, an interview with the Chief of Police indicated that the facility was constructed with the intent of supporting staffing of up to 40 sworn personnel. At the time the building was designed, an International Association of Chiefs of Police (IACP) guideline of about 350 square feet per officer was used to size the facility.

In its 2019 space needs assessment for the City, Lavallee-Bresinger Architects estimated that the facility is undersized for meeting desired program needs projected for a 20-year horizon. The report recommends expansion of the facility to about 23,000 square feet for meeting long term needs. The City's current Capital Improvements Program (2021-2026) references a Police Station project but not until at some point at or beyond 2027. A projected cost of \$8.57 million is shown in the CIP.

When it appears probable that a new or expanded station will be developed, a new space standard can be used to re-define the Police Department impact fee relative to its design population, department staffing ratios or other factors. The supportable space standard used for the impact fee will ultimately be defined by the actual project that is approved for funding and construction. Once the City is confident of the acceptance of a plan for an expanded station, the fee should be recalculated.

The Lebanon Police Department experiences service demands from non-residential development that influence its staffing needs in comparison with other communities of a similar size, including:

- Location at the confluence of north-south and east-west interstate highways;
- A regional work destination with a high ratio of in-bound commuter traffic;
- A border community to Vermont that is a regional shopping destination with no sales tax;
- A growing retail and commercial development sector and the locus of a unique and large scale medical facility (Dartmouth-Hitchcock and related facilities).

Because of these and other influences, the ratio of officers to resident population in Lebanon may be high in comparison to communities that are predominantly residential that do not



support a large number of jobs or commercial development. While it is clear that population alone is insufficient to define the personnel needs of any jurisdiction, a relative service standard is required to assign proportionate impacts and related capital costs.

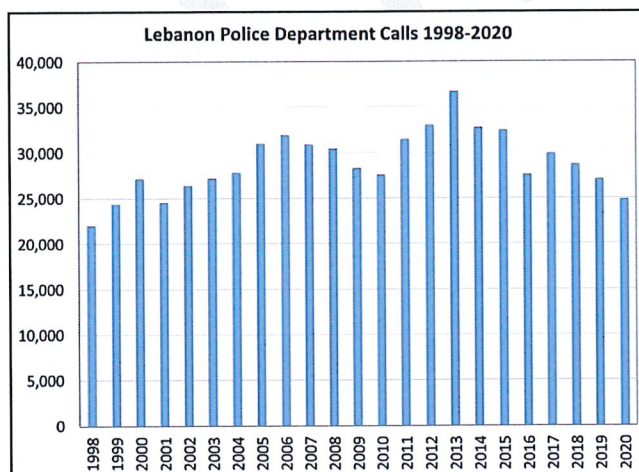
As of January 2021, the Lebanon Police Department had 35 full time officers, or about 2.5 per 1000 residents, which is the original target personnel ratio assumed in the original Police Department impact fee assessment. This ratio should in no way be construed as a limitation on the personnel the police department may find necessary to provide adequate services now or in the future.

Based on a target ratio of 2.5 uniformed officers per 1,000 persons, and total floor area within the buildings of the department, the original planning standard for the existing police station would support a maximum population of 16,000. The most recent population estimate available for Lebanon at the time this study was prepared was 14,079 (2019 estimate from the New Hampshire Office of Strategic Initiatives, or NHOSI).

Because the estimated supportable population of the original design standard is higher than the current population, an impact fee may be used to recoup part of the City's past investment in facility capacity through impact fees.

## 2. Proportionate Demand by Sector

Because police services provide protection and response for all classes of property, proportionate measures are needed to allocate related capital costs between residential and non-residential demand. Measures of the proportionate demand to protect both persons and property include calls for service, number of offenses, assessed valuation of property, square footage of buildings, and the relationship between local employment and the City's resident population.



Total calls to the Police Department vary by year. The more important factor for impact fee assessment is the proportionate relationship between demand from residential property versus non-residential uses.

Relative call demand is one of several factors used in this report to assign proportionate facility costs by land use.

a. Call Volume by Sector. The chart below shows the call volume history of the Police Department for geographic sectors used by the department. Not all calls have a geographic reference, and associations of call volume with residential vs. commercial demand must be generalized based on the general land use orientation of these portions of the City. There are three sectors that are viewed as predominantly commercial areas (Sectors 4, 6 and 7).

| Number of Calls by Sector - Lebanon Police Department and Estimated Non-Residential Share of Calls            |                                                               |                          |                          |                                 |                                |               |               |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------|--------------------------|---------------------------------|--------------------------------|---------------|---------------|
| LPD Reporting Sector                                                                                          | Predominant Land Use                                          | 10 Yr Total<br>2001-2010 | 10 Yr Total<br>2011-2020 | Last 5 Years<br>Total 2016-2020 | Share of Total Calls by Period |               |               |
|                                                                                                               |                                                               |                          |                          |                                 | 2001-2010                      | 2011-2020     | 2016-2020     |
| Sector 1 - N. of Mascoma River                                                                                | Residential                                                   | 85,361                   | 99,007                   | 42,922                          | 29.9%                          | 31.9%         | 31.1%         |
| Sector 2 - S. of Mascoma River                                                                                | Mixed - Residential +<br>Downtown S. of Mascoma River         | 52,231                   | 51,232                   | 22,796                          | 18.3%                          | 16.5%         | 16.5%         |
| Sector 3 - (W. Lebanon to E. Wilder)                                                                          | Rte 10 N - Mostly Residential &<br>Northern Part of West Leb. | 46,576                   | 55,581                   | 25,741                          | 16.3%                          | 17.9%         | 18.7%         |
| Sector 4 - (Includes Rte 12-A, S. of Route 4; Airport)                                                        | Commercial & Airport                                          | 73,194                   | 72,861                   | 32,504                          | 25.6%                          | 23.5%         | 23.6%         |
| Sector 6 - Rte 120 N of Etna Rd                                                                               | Commercial                                                    | 11,786                   | 16,436                   | 7,259                           | 4.1%                           | 5.3%          | 5.3%          |
| Sector 7 - LaHaye/Medical Center Dr                                                                           | Commercial                                                    | 6,023                    | 6,411                    | 3,936                           | 2.1%                           | 2.1%          | 2.9%          |
| Sector 5 (at Police HQ)                                                                                       | Mixed - no geographic reference                               | 9,924                    | 7,260                    | 2,160                           | 3.5%                           | 2.3%          | 1.6%          |
| All Other                                                                                                     |                                                               | 608                      | 1,403                    | 545                             | 0.2%                           | 0.5%          | 0.4%          |
| <b>Total</b>                                                                                                  |                                                               | <b>285,703</b>           | <b>310,191</b>           | <b>137,863</b>                  | <b>100.0%</b>                  | <b>100.0%</b> | <b>100.0%</b> |
| <b>Estimated Non-Residential Share of Local Calls *</b>                                                       |                                                               | <b>43%</b>               | <b>40%</b>               | <b>41%</b>                      |                                |               |               |
| <i>* Estimated at 50% of Sector 2 Plus Sectors 4,6,7 as share of total excluding Sector 5 and "All Other"</i> |                                                               |                          |                          |                                 |                                |               |               |

For purposes of estimating proportionate call volume, we have used a ratio of 41% residential and 59% non-residential based on call data for the last 5 years (data for years 2016-2020).<sup>1</sup>

b. Offenses by Property Type. Another response-based demand factor shown below is the number of offenses associated with various classes of property. The categories available in the LPD record have been summarized by BCM Planning to approximate residential vs. non-residential property groupings. The data for 2016-2020 indicate that department activity relating to crimes and arrests is more heavily oriented to non-residential uses (about 64%) than to the residential sector (about 36%).

<sup>1</sup> Sector 1, 50% of Sector 2, and Sector 3 assumed to represent predominantly residential demand. All calls in Sectors 4, 6 and 7 and 50% of calls from Sector 2 assumed to be predominantly commercial demand. Calls to the station (Sector 5) and all other calls excluded from estimating the call ratio.



| Lebanon Police Department - Offenses by Property Type 2016 through 2020 |       |       |       |       |       |            |                 |
|-------------------------------------------------------------------------|-------|-------|-------|-------|-------|------------|-----------------|
| Property Use Grouping                                                   | 2016  | 2017  | 2018  | 2019  | 2020  | 5-Yr Total | % of 5-Yr Total |
| <b>Residential Uses</b>                                                 | 703   | 629   | 602   | 511   | 593   | 3,038      | 21.5%           |
| <b>Private Commercial &amp; Institutional</b>                           | 1,234 | 1,091 | 1,011 | 1,170 | 855   | 5,361      | 37.9%           |
| Retail & Lodging                                                        | 996   | 879   | 792   | 973   | 680   | 4,320      | 30.6%           |
| Office                                                                  | 100   | 99    | 99    | 70    | 87    | 455        | 3.2%            |
| Other Commercial/Parking                                                | 112   | 93    | 99    | 109   | 65    | 478        | 3.4%            |
| Industrial/Transp/Storage                                               | 22    | 14    | 15    | 14    | 17    | 82         | 0.6%            |
| Private Institutional                                                   | 4     | 6     | 6     | 4     | 6     | 26         | 0.2%            |
| <b>Public Institutional</b>                                             | 364   | 452   | 396   | 437   | 343   | 1,992      | 14.1%           |
| <b>Other/Unknown</b>                                                    | 931   | 775   | 698   | 735   | 601   | 3,740      | 26.5%           |
| Highway-Street-Alley                                                    | 735   | 614   | 615   | 592   | 484   | 3,040      | 21.5%           |
| Open Space - Other                                                      | 196   | 161   | 83    | 143   | 117   | 700        | 5.0%            |
| <b>Total</b>                                                            | 3,232 | 2,947 | 2,707 | 2,853 | 2,392 | 14,131     | 100.0%          |
| Offenses (Excluding Public Uses and "Other/Unknown")                    |       |       |       |       |       |            |                 |
| Residential Locations                                                   | 703   | 629   | 602   | 511   | 593   | 3,038      | <b>36.2%</b>    |
| Non-Residential Locations                                               | 1,234 | 1,091 | 1,011 | 1,170 | 855   | 5,361      | <b>63.8%</b>    |
| <b>Total Excluding Public/Other/Unknown</b>                             | 1,937 | 1,720 | 1,613 | 1,681 | 1,448 | 8,399      | 100.0%          |
| <b>Non-Residential Share</b>                                            | 63.7% | 63.4% | 62.7% | 69.6% | 59.0% | 63.8%      |                 |

*c. Other Factors and Average of Indicators.* Because Police Department services provide not only emergency and crime response, regular patrols serve all types of development with the mission of protecting persons and property. Therefore other factors are also appropriate to estimate the residential vs. non-residential share of demand on the Lebanon Police Department.

These other factors include assessed valuation, employment and population, and building floor area. When these factors are considered, along with calls for service and offense statistics, the average non-residential share of service demand is estimated at 56% and the residential share at 44%.

| Land Use Sector | Share of Assessed Value 2020 (1) | Estimated Share of Total PD Calls | Estimated Share of PD Offenses 2016 - 2020 | Daytime Pop (Local Jobs - Population 2019) | Share of Floor Area 2021 (1) | Average (Rounded) |
|-----------------|----------------------------------|-----------------------------------|--------------------------------------------|--------------------------------------------|------------------------------|-------------------|
| Non-Residential | 61%                              | 41%                               | 64%                                        | 59%                                        | 57%                          | 56%               |
| Residential     | 39%                              | 59%                               | 36%                                        | 41%                                        | 43%                          | 44%               |

(1) Includes tax exempt and non-taxable property (2020 MS-1 values)  
Floor area measured by living area for residential, gross area for non-residential

This proportionate share estimate remains the same as that of the prior (2018) impact fee update.

### 3. Projected Non-Residential Space as Function of Service Population

We have previously estimated a future ratio of about 876 square feet of gross floor area in non-residential buildings per resident (see Recreation Fee analysis). For the purpose of the impact fee calculation, this amount of non-residential floor area per capita can be applied to the maximum service population (16,000) assumed for the existing police station. This yields a maximum non-residential service base of about 14 million square feet of commercial space.



#### 4. Allocation of Capital Cost by Property Type

*a. Capital Values Assigned.* The Police Department impact fee is based on the recoupment of the City's investment in the department headquarters, accessory buildings and related communications equipment and facilities at the site. The facility costs include the value of land at the site, and the original cost of building construction adjusted to 2021 using R.S. Means time adjustments. To these values, we have added the adjusted cost of station improvements based on investments in the building and communications equipment based on the City's fixed asset record adjusted to January 2021 using the same cost index.

*b. Residential Fees Per Square Foot.* An average capital cost to serve the design population is indicated at **\$180** per capita for residential uses and **\$0.26** per square foot for non-residential uses. The residential fees are computed by multiplying \$180 per capita times estimated average household size, divided by average living area per housing unit, to yield an impact fee per square foot for two structural categories (single family detached homes at \$0.28 per square foot and all other residential units at \$0.25 per square foot).

In this update, we have revised the average household size assumptions to 2019 American Community Survey (ACS) 5-year sample data for the City.<sup>2</sup> The average living area for the two categories of housing units have been estimated using 2020 property tax assessment data. An average housing unit is estimated to have about 1,500 square feet, with an average of 1,800 square feet assumed for single family homes and 1,200 square feet for all other housing types. For residential uses, the fee reflects the average residential cost per capita times the estimated number of persons per household, then divided by the average living area assigned to the residential structure category.

*c. Non-Residential Fees Per Square Foot.* For this sector, an average cost per square foot for all non-residential uses computed. Some categories of commercial use, such as retail, are associated with above average demands on public safety services per 1000 square feet, while others such as industrial and warehouse uses have a lower number of calls per 1000 square feet.

Local data for Lebanon is not available to assign relative call ratios to various commercial uses. In this update, we used our analysis of dispatch data for police and fire calls from the City of Dover, NH as compiled for two prior impact fee studies there (2008 and 2017). We compared

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<sup>2</sup> The 2019 ACS data estimates an average household size of 2.21, an average for single family homes at 2.78 and an average for other units at 1.69. This would suggest that there has been an increase in the overall average household size in the City, which is unexpected based on the demographic history. When actual 100% count information becomes available from the 2020 Census, it should be substituted for these values.

Dover's relative call rates for the Police Department to that of its Fire Department based on those two survey years. In Lebanon, we have good information on Fire Department responses by property use category. The relative call demand on the Police Department has been estimated for Lebanon as a function of the frequency of the City's Fire Department runs per 1000 square feet. The resulting ratios are used as an index to adjust the average cost per square foot of the various subcategories of commercial development based on expected relative demand on police services.

| POLICE DEPARTMENT IMPACT FEE - LEBANON, NH - 2021     |                                                                      |                                      |                                    |
|-------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------|------------------------------------|
| Demand Base for Services                              | Total Population                                                     | Non-Residential Property GFA         |                                    |
| Base Year Population (2019 NHOEP Estimate)            | 14,079                                                               | 12,487,513                           |                                    |
| Capacity of PD Headquarters (Population Based)        | 16,000                                                               | 14,016,000                           |                                    |
| Supportable New Development                           | 1,921                                                                | 1,528,487                            |                                    |
| Number of Sworn Officers in Department                | Total                                                                | Officers Per 1000 Persons            |                                    |
| Full Time Police Officers 2021 *                      | 35.0                                                                 | 2.5                                  |                                    |
| Number of Sworn Officers Needed @ 2019 Population     | 35.2                                                                 | 2.5                                  |                                    |
| Planning Basis for Maximum Building Capacity          | 40.0                                                                 | 2.5                                  |                                    |
| Support for New Development (additional officers)     | 4.8                                                                  | @ Original Design Std                |                                    |
| * Current staffing from Chief of Police, January 2021 |                                                                      |                                      |                                    |
| Building Floor Area and Replacement Cost              | Police Dept                                                          |                                      |                                    |
| Floor Area Of Police Headquarters & Storage           | 14,150                                                               |                                      |                                    |
| Planning Std Used - GFA Per Officer                   | 350                                                                  |                                      |                                    |
| Current Space Demand at Officers/1000 Standard        | 12,319                                                               |                                      |                                    |
| Space Available to Support New Development            | 1,831                                                                | Adjusted 2021 Cost                   |                                    |
| Station Development Cost in Base Year (1993)          | \$1,764,234                                                          | \$4,251,904                          |                                    |
| Evidence Garage (1998)                                | \$43,328                                                             | \$90,158                             |                                    |
| Total 2021 Equivalent Development Cost                |                                                                      | \$4,342,062                          |                                    |
| Estimated 2021 Development Cost Per Sq. Ft.           |                                                                      | \$307                                |                                    |
| Land Value of Site (10 Acres) - 2021 Assessed Val.    |                                                                      | \$830,200                            |                                    |
| Total Land and Buildings                              |                                                                      | \$5,172,262                          |                                    |
| Subsequent Commun. & Building/Site Improvements       |                                                                      | \$1,385,160                          |                                    |
| Total Facilities Investment                           |                                                                      | \$6,557,422                          |                                    |
| Allocation of Facility Cost By Sector                 |                                                                      |                                      |                                    |
| Non-Residential Share @ Station Planned Capacity      | 56%                                                                  | \$3,672,156                          |                                    |
| Residential Share @ Station Planned Capacity          | 44%                                                                  | \$2,885,266                          |                                    |
| Average Unit Costs for Capital Facilities             |                                                                      |                                      |                                    |
| Average Non-Residential Development Per Sq. Ft.       |                                                                      | \$0.26                               |                                    |
| Average Residential Cost Per Capita                   |                                                                      | \$180                                |                                    |
| Residential Impact Fee Per Dwelling Unit              | Average Household Size Estimated 2019 ACS                            | Capital Cost Per Dwelling Unit       | Impact Fee Per Sq. Ft. Living Area |
| Average Housing Unit (1,500 Sq. Ft.)                  | 2.21                                                                 | \$398                                | \$0.27                             |
| Single Family Detached (SFD) - Avg. 1,800 Sq. Ft.     | 2.78                                                                 | \$500                                | \$0.28                             |
| Other Housing Units - Avg. 1,200 Sq. Ft.              | 1.69                                                                 | \$304                                | \$0.25                             |
| Non-Residential Fee Per Square Foot                   |                                                                      | Estimated Demand Relative to Average | Fee Per Sq. Ft.                    |
| Average Non-Residential                               |                                                                      | 1.00                                 | \$0.26                             |
| Retail, Restaurants, Lodging                          | Avg non-res. cost per square foot multiplied by relative call demand | 1.40                                 | \$0.36                             |
| Offices and Commercial Services                       | factor by sector = fee                                               | 1.00                                 | \$0.26                             |
| Industrial, Transportation, Whse, Communic.           | by non-residential category                                          | 0.40                                 | \$0.10                             |
| Nursing Homes & Licensed Care Facilities              |                                                                      | 0.20                                 | \$0.05                             |
| Other Institutional Uses                              |                                                                      | 1.10                                 | \$0.29                             |

The impact fee model here summarizes the assumptions for the capital cost allocation of the Police Department facilities by residential vs. non-residential development.

The impact fees per square foot of floor area are based on estimated average household size and average living area per housing unit.

The commercial fees per square foot are adjusted according to estimated relative call demand on the department.



## 5. Police Department Impact Fee Schedule

The resulting impact fees are assessed per square foot of building area. For the purpose of residential assessment, gross living area is used to compute the fee; for non-residential uses the fee is applied to gross floor area of buildings.

| Police Department Impact Fee Schedule 2021                  |             |
|-------------------------------------------------------------|-------------|
| Development Category                                        | Police Dept |
| <b>Residential Development - Per Sq. Ft. Living Area</b>    |             |
| Single Family Detached                                      | \$0.28      |
| All Other Housing Units                                     | \$0.25      |
| <b>Non-Residential Development - Per Sq. Ft. Gross Area</b> |             |
| Retail, Restaurants and Lodging                             | \$0.39      |
| Offices and Commercial Services                             | \$0.26      |
| Industrial, Transportation, Whse, Communic.                 | \$0.09      |
| Nursing Homes & Licensed Care Facilities                    | \$0.05      |
| Other Institutional Uses                                    | \$0.29      |

Since there is no remaining debt service on the existing Police Department facility, impact fees may be used to offset other department capital projects that have a tangible relationship to enhancing the department's building capacity, internal systems, or response capability.



## Part D: Fire Department Impact Fee

### 1. Scope of Impact Fee

In 2016 a new impact fee was added for the Fire Department that recovers a proportionate share of the major capital equipment of the Department. Fire Department impact fees are often based on the total cost of capital facilities including fire station space and major equipment and apparatus.

A 2019 space needs assessment by Lavallee-Bresinger Architects estimates that both the downtown station and the West Lebanon station are undersized for meeting desired fire service space needs projected to the year 2039. The 2021-2026 Capital Improvements Program indicates that the replacement of Station 2 (West Lebanon) could occur within that planning period.

Fire station facility development costs could be incorporated into future impact fee assessments that A would define space needs relative to population or other factors. Once the City is closer to a final plan for an improved or expanded station space, the fee could be recalculated to incorporate building space.

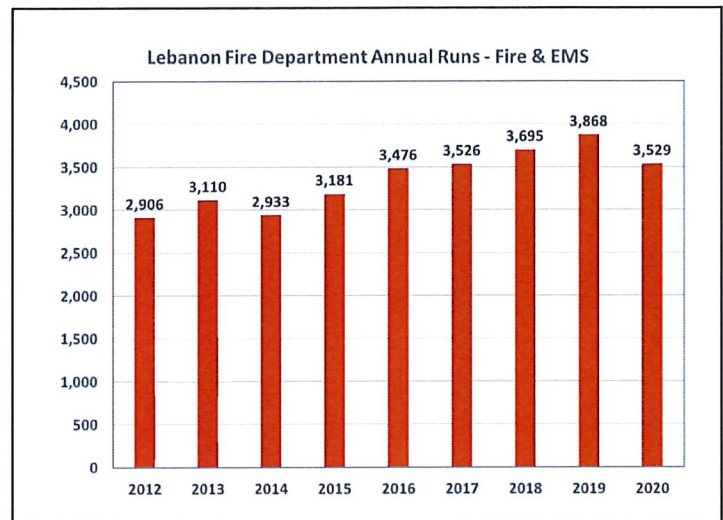
The City has a major capital investment in the principal vehicles and apparatus of the department, with an estimated current replacement cost of \$7.28 million. In addition to the original investment made to provide the current inventory of equipment, the various pieces of apparatus must be replaced periodically as they approach the end of their useful service life.

The original acquisition of this capital equipment has been entirely borne by existing development. However, this inventory of firefighting, rescue and ambulance equipment (and its periodic replacement) must also provide capacity to respond to demands from new development as well. The basis of assessment described in this section will recoup from new development a proportionate share of the City's capital investment in major fire department vehicles and apparatus.

### 2. Proportionate Demand Measures

The scope of Fire Department services includes fire prevention, safety inspections, emergency preparedness, and responses to fire and rescue incidents throughout the City. These services provide coverage for all classes of property, regardless of the actual frequency of responses to incidents. A number of proportionate measures are used in the fee basis to allocate capital costs to residential and non-residential land uses.

a. Lebanon Fire Department Response Data (NFIRS). The Lebanon Fire Department reports its response data to the National Fire Incident Reporting Service (NFIRS). Each response entry is associated with a property use code and description. Counts of the number of responses by property use code provide a direct proportionate measure of actual runs made by the Fire Department. The response data can then be organized into more general use categories for a proportionate demand analysis.



The NFIRS data provided by the Lebanon Fire Department reviewed in this report includes data from the prior update that looked at five calendar years (2011-2015) of response data by type of property, and new data for the five year period 2016-2020.

Of the department responses that could be associated with a specific property use class, non-residential properties comprised 52% of the total from 2011-2015; 48% of the total from 2016-2020, and an average of 50% for the ten year period.

The Lebanon Fire Department has been providing EMS services over the past 25 years. The Department reports that the EMS portion of total runs has represented an increasing share of total demand on the department.

In the chart below, the history of responses by is summarized for various property use groupings. This information is one of the factors used to estimate proportionate demand on the department by land use.



| LEBANON FIRE DEPARTMENT RESPONSE BREAKDOWN BY PROPERTY USE |                                                       |                                                       |                                                       |                                       |                                       |                                       |
|------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Property Use Categories *                                  | Fire Department Responses Calendar Years 2011 to 2015 | Fire Department Responses Calendar Years 2016 to 2020 | Fire Department Responses Calendar Years 2011 to 2020 | % of Responses Within Group 2011-2015 | % of Responses Within Group 2016-2020 | % of Responses Within Group 2011-2020 |
| <b>RESIDENTIAL</b>                                         | <b>5,923</b>                                          | <b>7,962</b>                                          | <b>13,885</b>                                         | <b>100.0%</b>                         | <b>100.0%</b>                         | <b>100.0%</b>                         |
| One and Two Family                                         | 2,573                                                 | 3,245                                                 | 5,818                                                 | 43.4%                                 | 40.8%                                 | 41.9%                                 |
| Multifamily                                                | 3,058                                                 | 4,359                                                 | 7,417                                                 | 51.6%                                 | 54.7%                                 | 53.4%                                 |
| Residential Street, Driveway, Other Res.                   | 292                                                   | 358                                                   | 650                                                   | 4.9%                                  | 4.5%                                  | 4.7%                                  |
| <b>NON-RESIDENTIAL</b>                                     | <b>6,409</b>                                          | <b>7,345</b>                                          | <b>13,754</b>                                         | <b>100.0%</b>                         | <b>100.0%</b>                         | <b>100.0%</b>                         |
| Retail, Restaurant, Lodging, Entertain.                    | 1,787                                                 | 2,142                                                 | 3,929                                                 | 27.9%                                 | 29.2%                                 | 28.6%                                 |
| Offices Including Financial, Medical                       | 904                                                   | 1,298                                                 | 2,202                                                 | 14.1%                                 | 17.7%                                 | 16.0%                                 |
| Commercial Other Services                                  | 164                                                   | 181                                                   | 345                                                   | 2.6%                                  | 2.5%                                  | 2.5%                                  |
| Industrial, Storage, Distribution, Transport               | 481                                                   | 406                                                   | 887                                                   | 7.5%                                  | 5.5%                                  | 6.4%                                  |
| Street or Road in Commercial Area                          | 212                                                   | 251                                                   | 463                                                   | 3.3%                                  | 3.4%                                  | 3.4%                                  |
| Hospitals and Mental Health Facilities                     | 859                                                   | 1,166                                                 | 2,025                                                 | 13.4%                                 | 15.9%                                 | 14.7%                                 |
| Nursing Homes, Boarding and Care                           | 1,377                                                 | 1,332                                                 | 2,709                                                 | 21.5%                                 | 18.1%                                 | 19.7%                                 |
| Public Uses and Other Institutional                        | 625                                                   | 569                                                   | 1,194                                                 | 9.8%                                  | 7.7%                                  | 8.7%                                  |
| <b>OTHER NOT ASSIGNABLE BY USE</b>                         | <b>990</b>                                            | <b>2,787</b>                                          | <b>3,777</b>                                          | <b>100.0%</b>                         | <b>100.0%</b>                         | <b>100%</b>                           |
| Street or Highway - No Use Assigned                        | 667                                                   | 728                                                   | 1,395                                                 | 67.4%                                 | 26.1%                                 | 36.9%                                 |
| Outdoor Location - No Use Assigned                         | 239                                                   | 199                                                   | 438                                                   | 24.1%                                 | 7.1%                                  | 11.6%                                 |
| Other Unknown or No Category Reported                      | 84                                                    | 1,860                                                 | 1,944                                                 | 8.5%                                  | 66.7%                                 | 51.5%                                 |
| <b>TOTAL</b>                                               | <b>13,322</b>                                         | <b>18,094</b>                                         | <b>31,416</b>                                         |                                       |                                       |                                       |
| <b>TOTAL FOR CALLS ASSIGNED BY PROPERTY USE</b>            | <b>12,332</b>                                         | <b>15,307</b>                                         | <b>27,639</b>                                         | <b>100.0%</b>                         | <b>100.0%</b>                         | <b>100.0%</b>                         |
| Residential                                                | 5,923                                                 | 7,962                                                 | 13,885                                                | 48.0%                                 | 52.0%                                 | 50.2%                                 |
| Non-Residential                                            | 6,409                                                 | 7,345                                                 | 13,754                                                | 52.0%                                 | 48.0%                                 | 49.8%                                 |

\* Source of call data is Lebanon Fire Department records entered in National Fire Incident Reporting Service file. Use groupings by BCM Planning, LLC based on property use codes and descriptions within the NFIRS data.

**b. Other Proportionate Measures and Average of Factors.** As with the Police Department impact fee, proportionate measures of the demand on related services should include factors other than actual response data, because all properties benefit from public safety coverage even if they do not generate significant call volume. These other indirect measures include total assessed valuation of property, the square footage of buildings, and the relationship between local employment and the City's resident population.

| Proportionate Demand Factors for Fire Department |                                  |                                                     |                                                     |                                       |                              |
|--------------------------------------------------|----------------------------------|-----------------------------------------------------|-----------------------------------------------------|---------------------------------------|------------------------------|
| Development Sector                               | Share of Assessed Value 2020 (1) | Share of Fire Department Calls From 2016-2020 NFIRS | Daytime Pop (Local Jobs - Resident Population 2019) | Share of Building Floor Area 2021 (2) | Average of Factors (Rounded) |
| Non-Residential Including Government             | 61%                              | 52%                                                 | 59%                                                 | 57%                                   | 57%                          |
| Residential Uses - All Housing Types             | 39%                              | 48%                                                 | 41%                                                 | 43%                                   | 43%                          |

(1) Based on 2020 MS-1 summary of valuation excluding utilities and vacant land  
(2) Floor area measured by living area for residential, gross area for non-residential (2021)

When these other factors are averaged with the response data, the average proportionate demand ratio for Fire Department services is 57% non-residential and 43% residential. These proportions are used in the impact fee model to allocate Fire Department capital costs between the two major use categories. (This is the same proportionate split computed in the prior 2018 update.)



c. Estimated Response Rates Per 1000 Square Feet of Building Area. Taking this response data a step further, BCM Planning, LLC compared the NFIRs response data for general property classes with building floor areas for similar use categories using property tax assessment data. Annual response ratios were then estimated per 1,000 square feet of building floor area. This provides an estimate of the relative frequency of Fire Department responses.

For residential uses, the average housing unit generated about 0.160 responses per 1000 square feet of living area per year during the 2016-2020 period.

| Fire Department Annual Responses Per 1000 Sq. Ft. Residential Living Area |                              |                              |                    |
|---------------------------------------------------------------------------|------------------------------|------------------------------|--------------------|
| Residential Grouping                                                      | Annualized 2011 through 2015 | Annualized 2016 through 2020 | Average of Periods |
| One and Two Family                                                        | 0.101                        | 0.115                        | 0.108              |
| All Other Structure Types                                                 | 0.194                        | 0.224                        | 0.209              |
| Total/ Average All Housing                                                | 0.137                        | 0.160                        | 0.148              |

The ratio per square foot was lower than the average for single family homes (0.115) but higher for all other units (0.224). Expected demand based on call data is therefore higher per square foot for housing other than single family homes. In part, the higher ratio for this category is due to the smaller average unit size of the housing (about 1,200 square feet) relative to single family homes (about 1,800 square feet.)

Non-residential response rates were estimated based on gross floor area within the land use categories. During the 2016-2020 period, the average annual response rate for all non-residential uses was 0.11 calls per 1,000 square feet of gross floor area per year.

| Annual Fire Department Responses Per 1000 Sq. Ft. Non-Residential 2016-2020 | Annualized Responses Per 1000 Sq. Ft. |
|-----------------------------------------------------------------------------|---------------------------------------|
| Retail, Restaurant, Lodging                                                 | 0.14                                  |
| Office & Commercial Services                                                | 0.16                                  |
| Industrial, Warehouse, Trans., Communic                                     | 0.03                                  |
| Nursing, Hospital and Licensed Care                                         | 0.17                                  |
| Government & Other Institutional                                            | 0.07                                  |
| Total Non-Residential Uses Except Streets (BASE)                            | 0.11                                  |

Higher response rates were indicated for nursing and licensed care facilities, retail and related uses, and office and commercial services. Response rates for the industrial and institutional categories were lower than the non-residential average.

| Index of Non-Residential Fire Responses Per 1000 Sq. Ft. to Average Non Residential Use | Annualized 2011 through 2015 | Annualized 2016 through 2020 | Average of Periods |
|-----------------------------------------------------------------------------------------|------------------------------|------------------------------|--------------------|
| Retail, Restaurant, Lodging                                                             | 1.22                         | 1.24                         | 1.23               |
| Office & Commercial Services                                                            | 0.78                         | 1.37                         | 1.07               |
| Industrial, Warehouse, Trans., Communic                                                 | 0.44                         | 0.24                         | 0.34               |
| Nursing, Hospital and Licensed Care                                                     | 1.56                         | 1.52                         | 1.54               |
| Government & Other Institutional                                                        | 1.22                         | 0.59                         | 0.90               |
| Total Non-Residential Uses Except Streets                                               | 1.00                         | 1.00                         | 1.00               |

In this table, the relative response rates per 1000 square feet for two sample periods have been indexed relative to the average for all non-residential uses.

The index numbers are used later in the report to assign impact fees per square foot that vary by sub-category to arrive at adjusted fee levels for the various commercial and industrial categories. In this update, we have used the average of the index values for the two five-year sample periods.

### 3. Major Capital Equipment of the Fire Department

The Lebanon Fire Department has estimated that the total replacement cost of its major fire apparatus and ambulances is about **\$7.28 million**. It is assumed that all of the listed capital equipment, if periodically replaced or updated, will serve both existing and new development.

| 2021 Lebanon Fire Department Major Capital Equipment - Estimated Replacement Cost |                                                       |         |           |                        |                          |                            |
|-----------------------------------------------------------------------------------|-------------------------------------------------------|---------|-----------|------------------------|--------------------------|----------------------------|
| Year Acquired                                                                     | Vehicle Description                                   | Age     | Orig cost | Est Service Life (Yrs) | Planned Replacement Year | Estimated Replacement Cost |
| 1991                                                                              | Ladder 1 - Emergency One Hurricane 110' Aerial Ladder | 30      | \$320,000 | 34                     | 2025                     | \$1,500,000                |
| 2006                                                                              | Engine 2 - E-One Contender Pumper                     | 15      | \$362,000 | 20                     | 2026                     | \$800,000                  |
| 2014                                                                              | Med 3 - Ford F-550 Ambulance                          | 7       | \$215,000 | 8                      | 2022                     | \$380,000                  |
| 2014                                                                              | E-One Quint                                           | 7       | \$750,000 | 25                     | 2039                     | \$900,000                  |
| 2015                                                                              | Car 2 - Ford Explorer                                 | 6       | \$35,000  | 8                      | 2023                     | \$55,000                   |
| 2015                                                                              | Utility 2 - Ford Utility Bucket Truck                 | 6       | \$112,000 | 15                     | 2030                     | \$135,000                  |
| 2016                                                                              | Med 2 - Ford E-450 Road Rescue                        | 5       | \$154,000 | 8                      | 2024                     | \$410,000                  |
| 2016                                                                              | Car 3 - Ford Explorer                                 | 5       | \$25,000  | 8                      | 2024                     | \$55,000                   |
| 2017                                                                              | Car 1 - Ford Explorer                                 | 4       | \$25,000  | 8                      | 2025                     | \$60,000                   |
| 2017                                                                              | Car 4 - Ford F250                                     | 4       | \$28,000  | 8                      | 2025                     | \$60,000                   |
| 2017                                                                              | Engine 1 - E-One Cyclone                              | 4       | \$575,000 | 25                     | 2042                     | \$850,000                  |
| 2018                                                                              | E-One Typhoon Heavy Rescue                            | 3       | \$553,380 | 25                     | 2043                     | \$800,000                  |
| 2020                                                                              | AMB 1 - Ford F-550 Ambulance                          | 1       | \$308,696 | 8                      | 2028                     | \$320,000                  |
| 2020                                                                              | Engine 4 - E-ONE                                      | 1       | \$693,900 | 25                     | 2045                     | \$765,000                  |
| 2021                                                                              | Traffic Intersection Control System (City Share)      | Planned | \$190,000 |                        |                          | \$190,000                  |
| Total Replacement Cost Fire Department Equipment                                  |                                                       |         |           |                        |                          | \$7,280,000                |

### 4. Allocation of Capital Cost by Property Type

The existing inventory of equipment (and its periodic replacement to assure functionality) provides the Lebanon Fire Department with capacity that will serve both existing and new development. If additional equipment is added to the inventory, its replacement cost may be added to the cost basis of the fee in future updates.

The total capital investment of \$7.28 million in capital equipment is assigned to a demand base projected to 2040. Proportionate shares of the total investment are allocated to two major development sectors based on existing conditions, defined earlier in this analysis at 57% to non-residential uses and 43% to residential uses.

Non-residential costs are then apportioned across the projected 2040 gross floor area of uses in that sector, and residential costs are estimated per capita based on a future service population.



The future service population is projected based on a ratio of 876 square feet of commercial space per capita (derived from the estimates found in the Recreation Impact Fee section of this report).

The cost allocation assumptions are summarized by the following steps.

- Replacement cost of major vehicles and apparatus to be allocated: \$7.28 million
- Projection of service base to 2040 centers on projected non-residential space, with the commensurate service population projected as a function the commercial development estimates:
  - Non-residential: 1.8 million sq. ft. added 2020-2040 (@ average pace of prior 20 years)
  - Residential: Population @ projected ratio of 876 sq. ft. non-residential uses per capita
- Proportionate demand on capital facilities:
  - Non-residential: 57%
  - Residential: 43%
- Average capital cost to service projected 2040 service base:
  - Non-residential: \$ 0.29 per square foot (gross floor area) average of all sectors
  - Residential: \$ 192 per capita (\$424 per dwelling unit @ avg. household size) or \$ 0.28 per square foot (living area) for an average dwelling unit
- Adjust fees per square foot for sub-subcategories:
  - Apply relative response rates within the non-residential and residential sectors

**Non Residential Fees.** The average capital cost to serve the projected non-residential service base of 2040 is estimated at **\$0.29** per square foot of gross floor area. A relative response multiplier is then applied to the non-residential sub-groups to compute an impact fee based on relative response rates per thousand square feet.

**Residential Fees.** The average cost to serve residential uses is estimated at \$192 per capita, or about \$424 per housing unit based on an estimated average household size (2016) of 2.10 persons. Average housing unit size in Lebanon is estimated at 1,500 square feet (living area) based on BCM Planning, LLC analysis of 2020 property assessment data. At the average housing unit size, the capital cost per square foot of residential living area averages about **\$0.28** per square foot for an average dwelling unit in Lebanon.



Application of the relative call rates for the two structural categories results in a fee of **\$0.20** per square foot for single family homes, and **\$0.40** per square foot for all other structure types. While the rate for single family homes is lower per square foot than that of “all other” units, note that the average living area of a single family home is about 50% greater than the average for other dwelling units.

| 2021 FIRE DEPARTMENT IMPACT FEE - LEBANON, NH (MAJOR CAPITAL EQUIPMENT ONLY)                                                                                                                   |                                                                                  |                                                   |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------|
| Demand Base for Services                                                                                                                                                                       | Total Population                                                                 | Non-Residential Property GFA                      | Non Residential Sq. Ft. Per Capita |
| Base Year (2019 NHOEP Estimate)                                                                                                                                                                | 14,079                                                                           | 12,487,513                                        | 887                                |
| Future Service Base (2040 Estimated)                                                                                                                                                           | 16,328                                                                           | 14,303,592                                        | 876                                |
| <i>Non-residential floor area for 2040 is linear projection based on 2000-2020 trend. Commensurate population service base estimated using projected non-residential floor area per capita</i> |                                                                                  |                                                   |                                    |
| Replacement Cost of Major Vehicles and Apparatus                                                                                                                                               |                                                                                  | \$7,280,000                                       |                                    |
| Total Capital Value in Fee Basis                                                                                                                                                               |                                                                                  | \$7,280,000                                       |                                    |
| Allocation of Capital Cost by Sector                                                                                                                                                           | Buildings                                                                        | Capital Equipment                                 | Total                              |
| Non-Residential @ 57%                                                                                                                                                                          | Fire Station                                                                     | \$4,149,600                                       | \$4,149,600                        |
| Residential @ 43%                                                                                                                                                                              | Buildings Not Included in Fee Basis                                              | \$3,130,400                                       | \$3,130,400                        |
| Total                                                                                                                                                                                          |                                                                                  | \$7,280,000                                       | \$7,280,000                        |
| Service Base and Unit Cost                                                                                                                                                                     | Estimated Existing Service Base                                                  | 2040 Service Base and Cost Allocation             | Average Capital Investment         |
| Non Residential Development Gross Floor Area                                                                                                                                                   | 12,487,513                                                                       | 14,303,592                                        |                                    |
| Population (Residential Demand Base)                                                                                                                                                           | 14,079                                                                           | 16,328                                            |                                    |
| Non-Residential Capital Cost Per Gross Sq. Ft.                                                                                                                                                 |                                                                                  | \$0.29                                            | \$0.29                             |
| Average Residential Cost Per Capita                                                                                                                                                            |                                                                                  | \$192                                             | \$192                              |
| Residential Cost Per Unit (Average Household @ 2.21 Persons)                                                                                                                                   |                                                                                  |                                                   | \$424                              |
| Residential Cost Per Sq. Ft. Living Area                                                                                                                                                       | Average Living Area Per Unit                                                     | Average Calls Per 1000 Sq. Ft. Per Year 2016-2020 | Impact Fee Per Sq. Ft. Living Area |
| All Housing Types (Average)                                                                                                                                                                    | 1,500                                                                            | 0.160                                             | \$0.28                             |
| Single Family Units                                                                                                                                                                            | 1,800                                                                            | 0.115                                             | \$0.20                             |
| All Other Housing Units                                                                                                                                                                        | 1,200                                                                            | 0.224                                             | \$0.40                             |
| Non-Residential Impact Fees Per Sq. Ft. Gross Area                                                                                                                                             | Call Rate Multiplier Relative to Avg Non Residential Per 1000 Sq. Ft. Gross Area |                                                   | Impact Fee Per Sq. Ft. Gross Area  |
| Average Non-Residential                                                                                                                                                                        | 1.00                                                                             |                                                   | \$0.29                             |
| Retail, Restaurants, Lodging                                                                                                                                                                   | 1.23                                                                             |                                                   | \$0.36                             |
| Offices and Commercial Services                                                                                                                                                                | 1.07                                                                             |                                                   | \$0.31                             |
| Industrial, Transportation, Whse, Communic.                                                                                                                                                    | 0.34                                                                             |                                                   | \$0.10                             |
| Nursing Homes & Licensed Care Facilities                                                                                                                                                       | 1.54                                                                             |                                                   | \$0.45                             |
| Other Institutional Uses                                                                                                                                                                       | 0.90                                                                             |                                                   | \$0.26                             |

## 5. Fire Department Impact Fee Schedule (Capital Equipment Only)

The Fire Department impact fee is based on the recoupment of a portion of the City's investment in the major capital equipment necessary to provide adequate coverage throughout the City to existing and anticipated development.

| Fire Department Impact Fee Schedule 2021                    |           |
|-------------------------------------------------------------|-----------|
| Development Category                                        | Fire Dept |
| <b>Residential Development - Per Sq. Ft. Living Area</b>    |           |
| Single Family Detached                                      | \$0.20    |
| All Other Housing Units                                     | \$0.40    |
| <b>Non-Residential Development - Per Sq. Ft. Gross Area</b> |           |
| Retail, Restaurants and Lodging                             | \$0.36    |
| Offices and Commercial Services                             | \$0.31    |
| Industrial, Transportation, Whse, Communic.                 | \$0.10    |
| Nursing Homes & Licensed Care Facilities                    | \$0.45    |
| Other Institutional Uses                                    | \$0.26    |

The resulting impact fees are assessed per square foot of building area.

For the purpose of residential assessment, the fee is applied per square foot of gross living area.

For non-residential uses the fee is assessed per square foot using the gross floor area of buildings.

The above fee schedule is based solely on the capital cost of major vehicles and apparatus of the Fire Department. In future updates, the estimated replacement cost of the equipment inventory may be adjusted to reflect current costs, or amended to include additions to the inventory.

#### 6. Estimated Fee Schedules with Replacement of Fire Station(s) Included

The impact fee model can also be adapted to include fire station space in the capital cost basis, depending on the timing and probability of station expansion and improvement projects anticipated by the City.

A building condition and space needs assessment of Lebanon safety buildings<sup>3</sup> was prepared in 2019. Included in the report recommendations are the expansion of both Station 1 (downtown) and Station 2 (West Lebanon) to meet 20-year needs of the Fire Department. If the space recommendations were implemented, the floor area of each station would increase by over 50%.

Costs for these projects as estimated in the City's 2021-2026 CIP:

Replacement of Station 2: \$ 5.7 million (2022)  
 Replacement of Station 1: \$11.0 million (2027 or later)

<sup>3</sup> See City of Lebanon Public Safety Buildings, Phase 1: Existing Conditions Assessment and Space Needs Assessment, Final Issuance, dated December 1, 2019 by Lavallee|Bresinger Architects.

If these capital costs were incorporated into the Fire Department impact fee, we estimate that the fees could increase substantially from the amounts supported under the current method (recovery of capital equipment costs only).

| <b>2021 Fire Department Impact Fees Estimated With and Without Station Improvements</b> |                                                |                                  |                                                 |
|-----------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------|-------------------------------------------------|
| <b>Development Category</b>                                                             | <b>Capital Equipment Only (Existing Basis)</b> | <b>Add Station 2 Replacement</b> | <b>Add Station 1 and Station 2 Replacements</b> |
| <b>Residential Development - Per Sq. Ft. Living Area</b>                                |                                                |                                  |                                                 |
| Single Family Detached                                                                  | \$0.20                                         | \$0.36                           | \$0.57                                          |
| All Other Housing Units                                                                 | \$0.40                                         | \$0.70                           | \$1.24                                          |
| <b>Non-Residential Development - Per Sq. Ft. Gross Area</b>                             |                                                |                                  |                                                 |
| Retail, Restaurants and Lodging                                                         | \$0.36                                         | \$0.64                           | \$1.12                                          |
| Offices and Commercial Services                                                         | \$0.31                                         | \$0.56                           | \$0.95                                          |
| Industrial, Transportation, Whse, Communic.                                             | \$0.10                                         | \$0.18                           | \$0.24                                          |
| Nursing Homes & Licensed Care Facilities                                                | \$0.45                                         | \$0.80                           | \$1.40                                          |
| Other Institutional Uses                                                                | \$0.26                                         | \$0.47                           | \$0.78                                          |

These scenarios assume that the building improvements or replacements would be sufficient to serve at least the projected 2040 projections of residential and commercial development (or about a 20-year horizon). If a longer period of time (and larger service base) were assumed for the expanded stations, the fees would be lower than those estimated above.



## Options for Expanded Scope of Lebanon School Impact Fee

July 5, 2021

Prepared for:

City of Lebanon, New Hampshire  
Planning Department

Prepared by:



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## Options for Expanded Scope of the Lebanon School Impact Fee

### Executive Summary

This report provides alternatives for expanding the scope of the City's school impact to allow the recovery of the capital investment in all public schools. The current scope of the fee is based solely on Middle School enrollment generation and the capital cost of that single facility.

The table below shows high vs. low fees for the Middle School only, with a comparison of a range of fee schedules that incorporate all facilities. Variables affecting the options shown include (1) the scope of the fee; (2) school space per pupil capacity with and without proposed additions; and (3) the capital value used to assign facility costs.

The chart shows the supportable fees per square foot of living area for two housing classifications, and the estimated dollar amount generated if applied to the average living area of existing housing units in Lebanon. (The size of newer homes, particularly single family units, may be larger than the average.)

| Summary Comparison of School Impact Fee Options - Lebanon NH |                    |                                                                 |                                   |                                |                   |                                        |                           |
|--------------------------------------------------------------|--------------------|-----------------------------------------------------------------|-----------------------------------|--------------------------------|-------------------|----------------------------------------|---------------------------|
| Option Ref.                                                  | Scope of Fee       | Capital Cost Basis                                              | Space Standard Per Pupil Capacity | Fee Per Sq. Ft. of Living Area |                   | Estimated Fee @ Avg Existing Home Size |                           |
|                                                              |                    |                                                                 |                                   | Single Family Detached         | All Other Housing | SF Home @ 1,829 Sq. Ft.                | All Other @ 1,288 Sq. Ft. |
| 1                                                            | Middle School Only | Full Development Cost Indexed to 2021                           | Existing                          | \$1.09                         | \$0.89            | \$1,994                                | \$1,146                   |
| 2                                                            | Middle School Only | Replacement Cost (Insured Value)                                | Existing                          | \$0.91                         | \$0.75            | \$1,664                                | \$966                     |
| 3                                                            | All Schools        | Middle School @ Full Dev. Cost (Indexed), Others @ Insured Val. | With Additions                    | \$3.60                         | \$2.61            | \$6,584                                | \$3,362                   |
| 4                                                            | All Schools        | Replacement Cost (Insured Value)                                | With Additions                    | \$3.42                         | \$2.47            | \$6,255                                | \$3,181                   |
| 5                                                            | All Schools        | Middle School @ Full Dev. Cost (Indexed), Others @ Insured Val. | Existing                          | \$3.37                         | \$2.45            | \$6,164                                | \$3,156                   |
| 6                                                            | All Schools        | Replacement Cost (Insured Value)                                | Existing                          | \$3.19                         | \$2.31            | \$5,835                                | \$2,975                   |

The last two options (5 and 6) would be supportable as recoupment impact fees based on existing conditions (average school floor area per pupil capacity). Options 3 and 4 presume that the planned additions to the elementary schools and the high school, as envisioned in 2020, are implemented. Funding for those changes have yet to be approved by the voters.

As indicated in prior reports, we recommend a cap on the maximum living area subject to the impact fee to avoid excessive assessment, and the consideration of exemptions for small (less than "x" square feet) studio or one bedroom units associated with negligible school enrollment generation.

### **A. Scope of Current Impact Fee**

Since its inception, the Lebanon school impact fee has been limited to the recovery of the capital cost to create the Lebanon Middle School (completed in 2012) which serves grades 5-8.

Consequently, the cost basis for the existing fee reflects only the portion of resident public school enrollment within those grades, and the net local cost to develop this single facility.

As of 2021, grade 5-8 enrollment comprised about 31% of public school pupils residing in Lebanon. This means that capital cost of the facilities that support 69% of the resident student population cannot be recovered under the current scope of the fee. At the time of the original adoption of the fee, the Planning Board decided to limit the fee to the Middle School because it was the only new capital investment underway for school construction or expansion.

### **B. Proposed Improvements to Other Schools**

In recent years the Lebanon School District has evaluated the needs of the other facilities in the school system, including a 2016 Master Plan (Prismatic, Inc.) that included a long term projection of enrollment and suggestions for building expansions and improvements.

More specific architectural plans for substantial improvements, renovation, and expansion evolved in subsequent years for Mt. Lebanon Elementary School and the Hanover Street Elementary/Lebanon High School campus. The comprehensive cost of needed improvements to these sites and facilities, including contingency allowances, was estimated at \$21,238,000 in July 2020.

Given that a specific set of improvements and cost estimates have been developed that would result in modernizing, improving and expanding the other Lebanon schools, the School Board asked the Planning Board to consider an expanded scope for the school impact fee that would reflect all facilities.

### **C. Capacity Assumptions and School Floor Area (Existing and Proposed)**

All impact fees must be guided by a set of standards to assure that capital costs are proportionately assigned to new development. In the case of school impact fees in Lebanon, the current method assigns proportionate demand by average resident school enrollment per 1,000 square feet of living area by housing type. These ratios were previously documented for elementary, middle and high school enrollment as part of the 2021 update. The second proportionate measure is the floor area of school facilities required per pupil capacity. These space standards are derived by dividing the floor area of the schools by their estimated functional capacity.

Maximum educational capacity can be estimated by the maximum number of pupils that can be accommodated in general classroom space based on NH Department of Education minimum



floor area requirements per pupil, and limited to a maximum number of pupils per room. This generally produces a maximum capacity number that is much higher than most school districts will accept as providing adequate space for their educational programs.

In most estimates a “functional capacity” is derived by applying a utilization ratio to adjust maximum capacity to a more practical level (not all classrooms will have a uniform number of students, and scheduling will not allow 100% use of the space at all times). Utilization ratios of 90% for elementary schools and 80-85% for other schools are commonly used adjustments.

In consultation with the professional staff at SAU 88, a series of capacity estimates were derived for the Lebanon schools with the goal of estimating reasonable functional capacity estimates under existing conditions, and with the proposed improvements from 2020 that included renovations and expanded space within the elementary schools and the high school.

### School Facilities – Existing Conditions

| Lebanon Public School Facilities - Existing Conditions 2021 Impact Fee Update                                                                                                                                                                                                                                            |            |               |                 |                                 |                              |                                           |                         |                             |                             |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|-----------------|---------------------------------|------------------------------|-------------------------------------------|-------------------------|-----------------------------|-----------------------------|------|
| School Facilities                                                                                                                                                                                                                                                                                                        | Year Built | Grades Served | Site Acreage    | Building Area Gross Sq. Ft. (1) | Functional Capacity Estimate | Square Feet Per Pupil Capacity (Existing) | October 2019 Enrollment | October 2020 Enrollment (2) | Enrollment as % of Capacity |      |
| <b>ELEMENTARY SCHOOLS</b>                                                                                                                                                                                                                                                                                                |            |               |                 |                                 |                              |                                           |                         |                             | 2019                        | 2020 |
| Hanover Street Elementary                                                                                                                                                                                                                                                                                                | 1952       | K-4           | shared with LHS | 45,712                          | 383                          | 119                                       | 312                     | 310                         | 81%                         | 81%  |
| Mt. Lebanon Elementary (3)                                                                                                                                                                                                                                                                                               | 1953       | Pre K-4       | 5.3             | 32,580                          | 310                          | 105                                       | 241                     | 208                         | 78%                         | 67%  |
| Total Elementary (Pre K-4)                                                                                                                                                                                                                                                                                               |            | Pre K-4       | 5.3             | 78,292                          | 693                          | 113                                       | 553                     | 518                         | 80%                         | 75%  |
| <b>MIDDLE SCHOOL</b>                                                                                                                                                                                                                                                                                                     |            |               |                 |                                 |                              |                                           |                         |                             |                             |      |
| Lebanon Middle School (5-8)                                                                                                                                                                                                                                                                                              | 2012       | 5-8           | 30.0            | 104,717                         | 600                          | 175                                       | 492                     | 454                         | 82%                         | 76%  |
| Average for Pre K-8 Facilities                                                                                                                                                                                                                                                                                           |            | Pre-K - 8     | 35.3            | 183,009                         | 1,293                        | 142                                       | 1,045                   | 972                         | 81%                         | 75%  |
| <b>HIGH SCHOOL</b>                                                                                                                                                                                                                                                                                                       |            |               |                 |                                 |                              |                                           |                         |                             |                             |      |
| Lebanon High School                                                                                                                                                                                                                                                                                                      | 1958       | 9-12          | 35.8            | 103,553                         | 720                          | 144                                       | 603                     | 619                         | 84%                         | 86%  |
| Total Facilities in Service                                                                                                                                                                                                                                                                                              |            | K-12          | 71.1            | 286,562                         | 2,013                        | 142                                       | 1,648                   | 1,591                       | 82%                         | 79%  |
| (1) Building areas are based on on CAD drawings on file with SAU Facilities Director<br>(2) It is likely that COVID-19 affected Pre-K enrollment in 2020 and overall elementary totals. Pre-K total was 40 in October 2019, but only 18 in October 2020.<br>(3) Students in Pre-K programs included in enrollment totals |            |               |                 |                                 |                              |                                           |                         |                             |                             |      |

If all proposed expansions at Mt. Lebanon and Hanover St. Elementary Schools and the High School were completed, a total of 32,800 square feet would be added to the existing floor area of these facilities. Most of the expansion would center on providing improved student support or core area spaces. Another result from the expansion and renovations would be a net addition of three classrooms at Hanover Street School.

## Spatial Standards Before vs. After Improvements

| 2021 Capacity Estimates for Lebanon Schools With and Without Proposed Additions |                           |                           |                              |                     |                    |                                        |                         |
|---------------------------------------------------------------------------------|---------------------------|---------------------------|------------------------------|---------------------|--------------------|----------------------------------------|-------------------------|
| School Facility                                                                 | Maximum Capacity Estimate | Utilization Ratio Assumed | Functional Capacity Estimate | Sq. Ft. Current (3) | Sq. Ft. Future (4) | Sq Ft. Per Pupil @ Functional Capacity |                         |
|                                                                                 |                           |                           |                              |                     |                    | Current                                | After HSS/LHS Additions |
| Mt. Lebanon School (1)                                                          | 350                       | 89%                       | 310                          | 32,580              | 40,980             | 105                                    | 132                     |
| Lebanon Middle School (1)                                                       | 667                       | 90%                       | 600                          | 104,717             | 104,717            | 175                                    | 175                     |
| Hanover St. School (2)                                                          | 425                       | 90%                       | 383                          | 45,712              |                    | 119                                    |                         |
| w/addition assumed to include net gain 3 classrooms                             | 500                       | 90%                       | 450                          |                     | 60,912             |                                        | 135                     |
| Lebanon High School (2)                                                         | 900                       | 80%                       | 720                          | 103,533             |                    | 144                                    |                         |
| w/addition (no change in classroom capacity)                                    | 900                       | 80%                       | 720                          |                     | 112,733            |                                        | 157                     |
| HSS/LHS Combined                                                                | 1,325                     | 83%                       | 1,103                        | 149,245             |                    | 135                                    |                         |
| With Additions                                                                  | 1,400                     | 84%                       | 1,170                        |                     | 173,645            |                                        | 148                     |
| System Total                                                                    | 2,342                     | 86%                       | 2,013                        | 286,542             |                    | 142                                    |                         |
| With Additions                                                                  | 2,417                     | 86%                       | 2,080                        |                     | 319,342            |                                        | 154                     |
| Total for Elementary Schools                                                    | 775                       | 89%                       | 693                          | 78,292              |                    | 113                                    |                         |
| With Additions                                                                  | 850                       | 89%                       | 760                          |                     | 101,892            |                                        | 134                     |

(1) Capacity estimates are as listed in past State Building Aid applications for educational vs. design capacity.  
(2) Capacity assumptions based on review of range of estimates by SAU Facilities Director, Business Administrator and Superintendent of Schools  
(3) Existing building areas reflect CAD drawings on file with the SAU  
(4) Space assumptions reflect additions and configurations proposed in 2020.

| Lebanon Public Schools - Size and Capacity of Schools After Proposed Expansion and Improvements |            |               |                 |                                                           |                                                         |                                               |
|-------------------------------------------------------------------------------------------------|------------|---------------|-----------------|-----------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|
| School Facilities                                                                               | Year Built | Grades Served | Site Acreage    | Building Area Gross Sq. Ft. After Expansion & Improvement | Est. Functional Capacity After Expansion & Improvements | Square Feet Per Pupil Capacity With Additions |
| <b>ELEMENTARY SCHOOLS</b>                                                                       |            |               |                 |                                                           |                                                         |                                               |
| Hanover Street Elementary                                                                       | 1952       | K-4           | shared with LHS | 60,912                                                    | 450                                                     | 135                                           |
| Mt. Lebanon Elementary (4)                                                                      | 1953       | Pre K-4       | 5.3             | 40,980                                                    | 310                                                     | 132                                           |
| Total Elementary (Pre K-4)                                                                      |            | Pre K-4       | 5.3             | 101,892                                                   | 760                                                     | 134                                           |
| <b>MIDDLE SCHOOL</b>                                                                            |            |               |                 |                                                           |                                                         |                                               |
| Lebanon Middle School (5-8)                                                                     | 2012       | 5-8           | 30.0            | 104,717                                                   | 600                                                     | 175                                           |
| Total for Pre K-8 Facilities                                                                    |            | Pre-K - 8     | 35.3            | 206,609                                                   | 1,360                                                   | 152                                           |
| <b>HIGH SCHOOL</b>                                                                              |            |               |                 |                                                           |                                                         |                                               |
| Lebanon High School                                                                             | 1958       | 9-12          | 35.8            | 112,753                                                   | 720                                                     | 157                                           |
| Total Facilities With Expansion & Improvement                                                   |            | K-12          | 71.1            | 319,362                                                   | 2,080                                                   | 154                                           |

Two sets of spatial standards (square feet per pupil capacity) are defined by the existing vs. future capacity assumptions:

### Alternative Spatial Standards – Lebanon - Square Feet per Pupil by Grade Level

| Elementary | Middle | High |                                               |
|------------|--------|------|-----------------------------------------------|
| 113        | 175    | 144  | (Existing Conditions)                         |
| 134        | 175    | 157  | (With Additions to Elementary Schools and HS) |



#### D. Capital Cost Assignments

The existing Middle School impact fee has in the past been based on the total original development cost of the school (which included site acquisition and site development costs) in 2012, indexed to present day costs using a construction cost multiplier from R.S. Means. Using this method, the adjusted development cost for the school would be **\$271** per square foot in 2021.

A second method would be to assign this cost at an estimated replacement cost based on the District insurance schedule. The insured value is based on building and content replacement only, and will not reflect land acquisition costs or site development.

The 2021 insurance schedule indicate an insured value for the Middle School of **\$234** per square foot. The insured value of the elementary schools averages **\$230** per square foot and the existing high school has an insured value of **\$238** per square foot.

Replacement cost values provide an alternative basis for assigning a reasonable capital value to the schools that can be updated periodically. In this way the impact fee can capture the estimated value of the total investment in school facilities, rather than the marginal cost of individual additions or renovation expenses.

| 2021 Replacement Cost of Lebanon Public School Buildings (Insured Values) |                                 |             |              |                                           |                               |
|---------------------------------------------------------------------------|---------------------------------|-------------|--------------|-------------------------------------------|-------------------------------|
| Public School Facilities in Lebanon                                       | Insured Values as of March 2021 |             |              | Building Square Feet Per SAU CAD Drawings | Insured Value Per Square Foot |
|                                                                           | Building                        | Contents    | Total        |                                           |                               |
| Mt. Lebanon School                                                        | \$6,665,296                     | \$839,238   | \$7,504,534  | 32,580                                    | <b>\$230</b>                  |
| Middle School                                                             | \$21,798,711                    | \$2,661,142 | \$24,459,853 | 104,717                                   | <b>\$234</b>                  |
| Hanover St. High School & Elementary                                      | \$31,807,910                    | \$3,640,886 | \$35,448,796 | 149,245                                   | <b>\$238</b>                  |
| Total School Buildings                                                    | \$60,271,917                    | \$7,141,266 | \$67,413,183 | 286,542                                   | <b>\$235</b>                  |

#### E. State Building Aid and Net Local Cost

In the impact fee models, a certain proportion of principal costs for school construction is assumed to have been absorbed by State Building Aid.

The proportion of principal costs available to the Middle School construction from State Building Aid was established by prior studies. With respect to proposed improvements as of 2021, it appears that State Building Aid for the proposed renovation and expansion projects is unlikely because of the limited amount of money available and the level of competition for those funds.

For the purpose of this study, we have assumed that historically available SBA funding would have applied to the existing elementary and high school building spaces, but that none would



be available to new space. An estimate of the effective portion of building space that would be covered by SBA assistance (as percent of principal on construction costs) is shown here:

| School Facility          | Existing Sq. Ft. | Historic SBA Available to Original Construction | Proposed Additions (Assume No SBA) | Total Space with Additions | Effective SBA On Total Space |
|--------------------------|------------------|-------------------------------------------------|------------------------------------|----------------------------|------------------------------|
| Hanover Street School    | 45,712           | 30%                                             | 15,200                             | 60,912                     | 23%                          |
| Mt. Lebanon School       | 32,580           | 30%                                             | 8,400                              | 40,980                     | 24%                          |
| Total Elementary Schools | 78,292           | 30%                                             | 23,600                             | 101,892                    | 23%                          |
| Middle School            | 104,717          | 44%                                             |                                    |                            | 44%                          |
| High School              | 103,553          | 40%                                             | 9,200                              | 112,753                    | 37%                          |

## F. Credit Allowances

### 1. Middle School

| <b>Middle School Debt Service</b><br>Original Bond Amount : \$ 23,650,600<br>Interest Rate 3% to 4% (Refunding of original bond in 2019 & 2020 reduced scheduled interest costs in calendar years 2023 & later)<br>State Building Aid % of Principal 44.10%                     |                                          |                                                     |                      |                              |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------|----------------------|------------------------------|--------------------------|
| Calendar Year                                                                                                                                                                                                                                                                   | Principal                                | Interest                                            | Total                | Less Est. State Building Aid | Net School District Cost |
| <b>Past Payments</b>                                                                                                                                                                                                                                                            |                                          |                                                     |                      |                              |                          |
| 2012                                                                                                                                                                                                                                                                            | \$ -                                     | \$ 550,152                                          | \$ 550,152           | \$ -                         | \$ 550,152               |
| 2013                                                                                                                                                                                                                                                                            | \$ 1,180,600                             | \$ 925,409                                          | \$ 2,106,009         | \$ (520,645)                 | \$ 1,585,364             |
| 2014                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 884,000                                          | \$ 2,069,000         | \$ (522,585)                 | \$ 1,546,415             |
| 2015                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 836,600                                          | \$ 2,021,600         | \$ (522,585)                 | \$ 1,499,015             |
| 2016                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 789,200                                          | \$ 1,974,200         | \$ (522,585)                 | \$ 1,451,615             |
| 2017                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 741,800                                          | \$ 1,926,800         | \$ (522,585)                 | \$ 1,404,215             |
| 2018                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 694,400                                          | \$ 1,879,400         | \$ (522,585)                 | \$ 1,356,815             |
| 2019                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 641,075                                          | \$ 1,826,075         | \$ (522,585)                 | \$ 1,303,490             |
| 2020                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 581,825                                          | \$ 1,766,825         | \$ (522,585)                 | \$ 1,244,240             |
| 2021                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 522,575                                          | \$ 1,707,575         | \$ (522,585)                 | \$ 1,184,990             |
| <b>Future Payments</b>                                                                                                                                                                                                                                                          |                                          |                                                     |                      |                              |                          |
| 2022                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 475,175                                          | \$ 1,660,175         | \$ (522,585)                 | \$ 1,137,590             |
| 2023                                                                                                                                                                                                                                                                            | \$ 1,185,000                             | \$ 377,896                                          | \$ 1,562,896         | \$ (522,585)                 | \$ 1,040,311             |
| 2024                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 336,521                                          | \$ 1,516,521         | \$ (520,380)                 | \$ 996,141               |
| 2025                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 289,321                                          | \$ 1,469,321         | \$ (520,380)                 | \$ 948,941               |
| 2026                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 253,495                                          | \$ 1,433,495         | \$ (520,380)                 | \$ 913,115               |
| 2027                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 206,295                                          | \$ 1,386,295         | \$ (520,380)                 | \$ 865,915               |
| 2028                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 159,095                                          | \$ 1,339,095         | \$ (520,380)                 | \$ 818,715               |
| 2029                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 111,895                                          | \$ 1,291,895         | \$ (520,380)                 | \$ 771,515               |
| 2030                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 39,415                                           | \$ 1,219,415         | \$ (520,380)                 | \$ 699,035               |
| 2031                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ 20,446                                           | \$ 1,200,446         | \$ (520,380)                 | \$ 680,066               |
| 2032                                                                                                                                                                                                                                                                            | \$ 1,180,000                             | \$ -                                                | \$ 1,180,000         | \$ (520,380)                 | \$ 659,620               |
| <b>Total</b>                                                                                                                                                                                                                                                                    | <b>\$ 23,650,600</b>                     | <b>\$ 9,436,590</b>                                 | <b>\$ 33,087,190</b> | <b>\$ (10,429,915)</b>       | <b>\$ 22,657,275</b>     |
| Present Worth Past Payments @ 5% \$ 16,439,281<br>Portion of Cost Attributed to Pre Existing Space Deficiencies 34%<br>Credited Portion of Costs \$ 5,589,355<br>City Assessed Valuation 2020 \$ 2,237,505,225<br>Past Payment Credit Per \$1000 Raw Land Valuation \$ 2.50     |                                          |                                                     |                      |                              |                          |
| Net Present Value Future Payments @ 5% \$7,387,630<br>Portion of Cost Attributed to Existing Space Deficiencies 34%<br>Credited Portion of Costs \$2,511,794<br>City Assessed Valuation 2020 \$ 2,237,505,225<br>Future Payment Credit Per \$1000 Assessed Value of Home \$1.12 |                                          |                                                     |                      |                              |                          |
| <b>IMPACT FEE CREDIT ALLOWANCES PER SQ. FT. OF LIVING AREA</b>                                                                                                                                                                                                                  |                                          |                                                     |                      |                              |                          |
| <b>FOR INCREASE IN SPACE FOR PRE-EXISTING ENROLLMENT</b>                                                                                                                                                                                                                        |                                          |                                                     |                      |                              |                          |
| Structure Type                                                                                                                                                                                                                                                                  | Assessed Value Assigned Per Sq. Ft. 2021 | Raw Land Value Per Sq. Ft. @ 13% of Total Valuation | Past Pymt Credit     | Future Payment Credit        |                          |
| Single Family Det. (SFD)                                                                                                                                                                                                                                                        | \$157                                    | \$20                                                | (\$0.05)             | (\$0.18)                     |                          |
| Units Other Than SFD                                                                                                                                                                                                                                                            | \$96                                     | \$12                                                | (\$0.03)             | (\$0.11)                     |                          |
| Average Housing Unit                                                                                                                                                                                                                                                            | \$130                                    | \$17                                                | (\$0.04)             | (\$0.15)                     |                          |

The credit allowances shown here for the Middle School are already part of the updated school fee calculation using the existing model for Lebanon.

The credit allowance is based on the portion of development costs needed to expand the amount of school space per pupil in the K-8 system needed to accommodate existing (base year) enrollment in 2012.

The credit allowance treats this amount as the cost to rectify a previously existing space deficiency.

## 2. Elementary Schools and High School

A similar credit allowance may be computed for the remaining schools based on the 2020 plans for construction at the elementary schools and the high school. The additions would result in a net gain of 21 square feet per pupil capacity in the elementary schools and 13 square feet per pupil capacity at the high school.

Transitioning to a higher service level (more square feet per pupil) implies that there is some space deficiency in existing facilities. A credit allowance has been computed to reflect this change so that the capital cost to serve new development will not be defined by a higher standard than existing housing has supported to date.

| Credit Allowance for Elementary/HS Space Deficiencies (Proposed vs. Existing Space Per Pupil Capacity) |                               |                                 |                           |                                          |                                               |
|--------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------|---------------------------|------------------------------------------|-----------------------------------------------|
| Cost to Cure Space Deficiency for Existing Enrollment                                                  | Deficiency Sq. Ft. Per Pupil  | Enrollment in October 2020      | Existing Space Deficiency | Replacement Cost Per Sq. Ft.             | Cost to Meet Deficiency for Existing Students |
| Elementary Schools                                                                                     | 21                            | 518                             | 10,913                    | \$230                                    | \$2,509,990                                   |
| High School                                                                                            | 13                            | 619                             | 7,909                     | \$238                                    | \$1,882,342                                   |
| Total                                                                                                  |                               |                                 | 18,822                    | Total                                    | \$4,392,332                                   |
| Lebanon Assessed Valuation (Fall 2020)                                                                 |                               |                                 |                           |                                          | \$2,237,505,225                               |
| Credits for Existing Space Deficiency                                                                  | Credits Per \$1,000 Valuation | Avg. Assessed Value Per Sq. Ft. |                           | Credit Allowance Per Sq. Ft. Living Area |                                               |
|                                                                                                        |                               | Single Family                   | All Other                 | Single Family                            | All Other                                     |
| Elementary Schools                                                                                     | \$1.12                        | \$157                           | \$96                      | \$0.18                                   | \$0.11                                        |
| High School                                                                                            | \$0.84                        | \$157                           | \$96                      | \$0.13                                   | \$0.08                                        |
| Total                                                                                                  | \$1.96                        |                                 |                           | \$0.31                                   | \$0.19                                        |



## G. Options for Expanded School Impact Fee

The following options are based on alternative assumptions relating to the capital cost assigned to the Middle School, and the use of existing vs. future space standards per pupil capacity.

### 1. Middle School Only @ Total Development Cost Indexed to 2021

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021 |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         |                             |                                            |                                                  |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------------|-----------------------------------------|-----------------------------|--------------------------------------------|--------------------------------------------------|
| Capital Cost Assigned at Original Full Development Cost Indexed to January 2021            |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         |                             |                                            |                                                  |
| Type of Structure                                                                          | Enrollment Per 1000 Sq.Ft. Living Area                               |                                 |                               |                                            | School Floor Area Per Pupil Capacity                                      |                              |                            |                                     | School Facility Cost/Sq. Ft. (See Text) |                             |                                            | Capital Cost Per Sq. Ft. Residential Living Area |
|                                                                                            |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         | \$271                       |                                            |                                                  |
|                                                                                            | Elementary Schools                                                   | Middle School                   | High School                   | Total Schools                              | Elementary Schools                                                        | Middle School                | High School                | Total Schools                       | Elementary Schools                      | Middle School               | High School                                |                                                  |
| Single Family Detached                                                                     | 0.0650                                                               | 0.0500                          | 0.0530                        | 0.1680                                     | --                                                                        | 175                          | --                         | --                                  | --                                      | \$2.36                      | --                                         | \$2.36                                           |
| All Other Housing Units                                                                    | 0.0530                                                               | 0.0390                          | 0.0280                        | 0.1200                                     | --                                                                        | 175                          | --                         | --                                  | --                                      | \$1.84                      | --                                         | \$1.84                                           |
| Type of Structure                                                                          | State Building Aid (% of Principal) and Net District Cost (See Text) |                                 |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                                     |                                         |                             | Impact Fee Per Sq. Ft (Middle School Only) |                                                  |
|                                                                                            | 30%                                                                  | 44%                             | 40%                           | Net District Cost After State Building Aid | Past Pymts Elementary Schools                                             | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For Elementary Schools | Future Pymts for Middle School          | Future Payments High School |                                            |                                                  |
|                                                                                            | Net District Cost Elementary Schools                                 | Net District Cost Middle School | Net District Cost High School |                                            |                                                                           |                              |                            |                                     |                                         |                             |                                            |                                                  |
| Single Family Detached                                                                     | --                                                                   | \$1.32                          | --                            | \$1.32                                     |                                                                           | (\$0.05)                     |                            |                                     | (\$0.18)                                |                             |                                            | \$1.09                                           |
| All Other Housing Units                                                                    | --                                                                   | \$1.03                          | --                            | \$1.03                                     |                                                                           | (\$0.03)                     |                            |                                     | (\$0.11)                                |                             |                                            | \$0.89                                           |

### 2. Middle School Only @ Replacement Cost of Buildings and Contents (Insured Value)

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021 |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         |                             |                                             |                                                  |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------------|-----------------------------------------|-----------------------------|---------------------------------------------|--------------------------------------------------|
| Replacement Cost of Middle School Assigned at 2021 Insured Value of Building and Contents  |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         |                             |                                             |                                                  |
| Type of Structure                                                                          | Enrollment Per 1000 Sq.Ft. Living Area                               |                                 |                               |                                            | School Floor Area Per Pupil Capacity                                      |                              |                            |                                     | School Facility Cost/Sq. Ft. (See Text) |                             |                                             | Capital Cost Per Sq. Ft. Residential Living Area |
|                                                                                            |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         | \$234                       |                                             |                                                  |
|                                                                                            | Elementary Schools                                                   | Middle School                   | High School                   | Total Schools                              | Elementary Schools                                                        | Middle School                | High School                | Total Schools                       | Elementary Schools                      | Middle School               | High School                                 |                                                  |
| Single Family Detached                                                                     | 0.0650                                                               | 0.0500                          | 0.0530                        | 0.1680                                     |                                                                           | 175                          |                            |                                     |                                         | \$2.04                      |                                             | \$2.04                                           |
| All Other Housing Units                                                                    | 0.0530                                                               | 0.0390                          | 0.0280                        | 0.1200                                     |                                                                           | 175                          |                            |                                     |                                         | \$1.59                      |                                             | \$1.59                                           |
| Type of Structure                                                                          | State Building Aid (% of Principal) and Net District Cost (See Text) |                                 |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                                     |                                         |                             | Impact Fee Per Sq. Ft. (Middle School Only) |                                                  |
|                                                                                            |                                                                      | 44%                             |                               | Net District Cost After State Building Aid | Past Pymts Elementary Schools                                             | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For Elementary Schools | Future Pymts for Middle School          | Future Payments High School |                                             |                                                  |
|                                                                                            | Net District Cost Elementary Schools                                 | Net District Cost Middle School | Net District Cost High School |                                            |                                                                           |                              |                            |                                     |                                         |                             |                                             |                                                  |
| Single Family Detached                                                                     |                                                                      | \$1.14                          |                               | \$1.14                                     |                                                                           | (\$0.05)                     |                            |                                     | (\$0.18)                                |                             |                                             | \$0.91                                           |
| All Other Housing Units                                                                    |                                                                      | \$0.89                          |                               | \$0.89                                     |                                                                           | (\$0.03)                     |                            |                                     | (\$0.11)                                |                             |                                             | \$0.75                                           |



**3. All Schools with Middle School @ Total Development Cost (Indexed) and Others at Insured Value  
Spatial Standards Assume Proposed Additions**

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021                                                |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         |                             |                         |                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------------|-----------------------------------------|-----------------------------|-------------------------|--------------------------------------------------|
| Capital Value of Middle School at Full Original Development Cost Indexed to January 2021; Others at Insured Value of Buildings & Contents |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         |                             |                         |                                                  |
| Space Standards Include Proposed Additions                                                                                                |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                         |                             |                         |                                                  |
| Type of Structure                                                                                                                         | Enrollment Per 1000 Sq.Ft. Living Area                               |                                 |                               |                                            | School Floor Area Per Pupil Capacity                                      |                              |                            |                                     | School Facility Cost/Sq. Ft. (See Text) |                             |                         | Capital Cost Per Sq. Ft. Residential Living Area |
|                                                                                                                                           |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     | \$230                                   | \$271                       | \$238                   |                                                  |
|                                                                                                                                           | Elementary Schools                                                   | Middle School                   | High School                   | Total Schools                              | Elementary Schools                                                        | Middle School                | High School                | Total Schools                       | Elementary Schools                      | Middle School               | High School             |                                                  |
| Single Family Detached                                                                                                                    | 0.0650                                                               | 0.0500                          | 0.0530                        | 0.1680                                     | 134                                                                       | 175                          | 157                        | 153                                 | \$2.00                                  | \$2.37                      | \$1.98                  | \$6.35                                           |
| All Other Housing Units                                                                                                                   | 0.0530                                                               | 0.0390                          | 0.0280                        | 0.1200                                     | 134                                                                       | 175                          | 157                        | 153                                 | \$1.63                                  | \$1.85                      | \$1.05                  | \$4.53                                           |
| Type of Structure                                                                                                                         | State Building Aid (% of Principal) and Net District Cost (See Text) |                                 |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                                     |                                         |                             |                         | School Impact Fee Per Sq. Ft. of Living Area     |
|                                                                                                                                           | 23%                                                                  | 44%                             | 37%                           | Net District Cost After State Building Aid | Past Pymts for Elementary Schools                                         | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For Elementary Schools | Future Pymts for Middle School          | Future Payments High School | Total Credit Allowances |                                                  |
|                                                                                                                                           | Net District Cost Elementary Schools                                 | Net District Cost Middle School | Net District Cost High School |                                            |                                                                           |                              |                            |                                     |                                         |                             |                         |                                                  |
| Single Family Detached                                                                                                                    | \$1.54                                                               | \$1.33                          | \$1.25                        | \$4.12                                     | --                                                                        | (\$0.05)                     | --                         | (\$0.18)                            | (\$0.18)                                | (\$0.11)                    | (\$0.52)                | \$3.60                                           |
| All Other Housing Units                                                                                                                   | \$1.26                                                               | \$1.04                          | \$0.66                        | \$2.96                                     | --                                                                        | (\$0.03)                     | --                         | (\$0.13)                            | (\$0.11)                                | (\$0.08)                    | (\$0.35)                | \$2.61                                           |

**4. All Schools @ Replacement Cost of Buildings and Contents (Insured Value)  
Spatial Standards Assume Proposed Additions**

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021                          |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------------|---------------------------------------------------------|-----------------------------|-------------------------|--------------------------------------------------|
| Capital Cost Assigned at Insured Value Existing Facilities Per Sq. Ft. - Space Standards Reflect Planned Expansions |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |
| Type of Structure                                                                                                   | Enrollment Per 1000 Sq.Ft. Living Area                               |                                 |                               |                                            | School Floor Area Per Pupil Capacity (Planned)                            |                              |                            |                                     | School Facility Replacement Cost Per Sq. Ft. (See Text) |                             |                         | Capital Cost Per Sq. Ft. Residential Living Area |
|                                                                                                                     |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     | \$230                                                   | \$234                       | \$238                   |                                                  |
|                                                                                                                     | Elementary Schools                                                   | Middle School                   | High School                   | Total Schools                              | Elementary Schools                                                        | Middle School                | High School                | Total Schools                       | Elementary Schools                                      | Middle School               | High School             |                                                  |
| Single Family Detached                                                                                              | 0.0650                                                               | 0.0500                          | 0.0530                        | 0.1680                                     | 134                                                                       | 175                          | 157                        | 153                                 | \$2.00                                                  | \$2.05                      | \$1.98                  | \$6.03                                           |
| All Other Housing Units                                                                                             | 0.0530                                                               | 0.0390                          | 0.0280                        | 0.1200                                     | 134                                                                       | 175                          | 157                        | 153                                 | \$1.63                                                  | \$1.60                      | \$1.05                  | \$4.28                                           |
| Type of Structure                                                                                                   | State Building Aid (% of Principal) and Net District Cost (See Text) |                                 |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                                     |                                                         |                             |                         | School Impact Fee Per Sq. Ft. of Living Area     |
|                                                                                                                     | 23%                                                                  | 44%                             | 37%                           | Net District Cost After State Building Aid |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |
|                                                                                                                     | Net District Cost Elementary Schools                                 | Net District Cost Middle School | Net District Cost High School |                                            | Past Pymts for Elementary Schools                                         | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For Elementary Schools | Future Pymts for Middle School                          | Future Payments High School | Total Credit Allowances |                                                  |
| Single Family Detached                                                                                              | \$1.54                                                               | \$1.15                          | \$1.25                        | \$3.94                                     | --                                                                        | (\$0.05)                     | --                         | (\$0.18)                            | (\$0.18)                                                | (\$0.11)                    | (\$0.52)                | \$3.42                                           |
| All Other Housing Units                                                                                             | \$1.26                                                               | \$0.90                          | \$0.66                        | \$2.82                                     | --                                                                        | (\$0.03)                     | --                         | (\$0.13)                            | (\$0.11)                                                | (\$0.08)                    | (\$0.35)                | \$2.47                                           |

**5. All Schools with Middle School @ Total Development Cost (Indexed) and Others at Insured Value  
No Additions or Change in Spatial Standards - Existing Conditions**

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021                            |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------------|---------------------------------------------------------|-----------------------------|-------------------------|--------------------------------------------------|----------------------------------------------|
| Capital Cost Assigned at Indexed Development Cost of Middle School; and at Insured Value of Other Existing Facilities |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
| Space Standards and Cost Recovery Reflect Existing Facilities Only                                                    |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
| Type of Structure                                                                                                     | Enrollment Per 1000 Sq.Ft. Living Area                               |                                 |                               |                                            | School Floor Area Per Pupil Capacity (Existing)                           |                              |                            |                                     | School Facility Replacement Cost Per Sq. Ft. (See Text) |                             |                         | Capital Cost Per Sq. Ft. Residential Living Area |                                              |
|                                                                                                                       | Elementary Schools                                                   | Middle School                   | High School                   | Total Schools                              | Elementary Schools                                                        | Middle School                | High School                | Total Schools                       | \$230                                                   | \$271                       | \$238                   |                                                  |                                              |
|                                                                                                                       |                                                                      |                                 |                               |                                            |                                                                           |                              |                            |                                     | Elementary Schools                                      | Middle School               | High School             |                                                  |                                              |
| Single Family Detached                                                                                                | 0.0650                                                               | 0.0500                          | 0.0530                        | 0.1680                                     | 113                                                                       | 175                          | 144                        | 141                                 | \$1.69                                                  | \$2.37                      | \$1.82                  | \$5.88                                           |                                              |
| All Other Housing Units                                                                                               | 0.0530                                                               | 0.0390                          | 0.0280                        | 0.1200                                     | 113                                                                       | 175                          | 144                        | 140                                 | \$1.38                                                  | \$1.85                      | \$0.96                  | \$4.19                                           |                                              |
| Type of Structure                                                                                                     | State Building Aid (% of Principal) and Net District Cost (See Text) |                                 |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                                     |                                                         |                             |                         |                                                  | School Impact Fee Per Sq. Ft. of Living Area |
|                                                                                                                       | 30%                                                                  | 44%                             | 40%                           | Net District Cost After State Building Aid | Past Pymts for Elementary Schools                                         | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For Elementary Schools | Future Pymts for Middle School                          | Future Payments High School | Total Credit Allowances |                                                  |                                              |
|                                                                                                                       | Net District Cost Elementary Schools                                 | Net District Cost Middle School | Net District Cost High School |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
| Single Family Detached                                                                                                | \$1.18                                                               | \$1.33                          | \$1.09                        | \$3.60                                     | --                                                                        | (\$0.05)                     | --                         |                                     | (\$0.18)                                                |                             | (\$0.23)                | \$3.37                                           |                                              |
| All Other Housing Units                                                                                               | \$0.97                                                               | \$1.04                          | \$0.58                        | \$2.59                                     | --                                                                        | (\$0.03)                     | --                         |                                     | (\$0.11)                                                |                             | (\$0.14)                | \$2.45                                           |                                              |

**6. All Schools at Replacement Cost of Buildings and Contents (Insured Value)  
No Additions or Changes in Spatial Standards – Existing Conditions**

| CITY OF LEBANON SCHOOL IMPACT FEE COMPUTATION PER SQUARE FOOT BY DWELLING UNIT TYPE - 2021         |                                                                      |                                |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------|-------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------|----------------------------|-------------------------------------|---------------------------------------------------------|-----------------------------|-------------------------|--------------------------------------------------|----------------------------------------------|
| Capital Cost Assigned at Insured Value of Existing Facilities Per Sq. Ft. Existing Facilities Only |                                                                      |                                |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
| Space Standards and Cost Recovery Reflect Existing Facilities Only                                 |                                                                      |                                |                               |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
| Type of Structure                                                                                  | Enrollment Per 1000 Sq.Ft. Living Area                               |                                |                               |                                            | School Floor Area Per Pupil Capacity (Existing)                           |                              |                            |                                     | School Facility Replacement Cost Per Sq. Ft. (See Text) |                             |                         | Capital Cost Per Sq. Ft. Residential Living Area |                                              |
|                                                                                                    |                                                                      |                                |                               |                                            |                                                                           |                              |                            |                                     | \$230                                                   | \$234                       | \$238                   |                                                  |                                              |
|                                                                                                    | Elementary Schools                                                   | Middle School                  | High School                   | Total Schools                              | Elementary Schools                                                        | Middle School                | High School                | Total Schools                       | Elementary Schools                                      | Middle School               | High School             |                                                  |                                              |
| Single Family Detached                                                                             | 0.0650                                                               | 0.0500                         | 0.0530                        | 0.1680                                     | 113                                                                       | 175                          | 144                        | 141                                 | \$1.69                                                  | \$2.05                      | \$1.82                  | \$5.56                                           |                                              |
| All Other Housing Units                                                                            | 0.0530                                                               | 0.0390                         | 0.0280                        | 0.1200                                     | 113                                                                       | 175                          | 144                        | 140                                 | \$1.38                                                  | \$1.60                      | \$0.96                  | \$3.94                                           |                                              |
| Type of Structure                                                                                  | State Building Aid (% of Principal) and Net District Cost (See Text) |                                |                               |                                            | Credit Allowances for Property Taxes Paid For Pre-Existing Capacity Needs |                              |                            |                                     |                                                         |                             |                         |                                                  | School Impact Fee Per Sq. Ft. of Living Area |
|                                                                                                    | 30%                                                                  | 44%                            | 40%                           | Net District Cost After State Building Aid | Past Pymts for Elementary Schools                                         | Past Pymts for Middle School | Past Pymts for High School | Future Pymts For Elementary Schools | Future Pymts for Middle School                          | Future Payments High School | Total Credit Allowances |                                                  |                                              |
|                                                                                                    | Net District Cost Elementary Schools                                 | Net District Cost Idlle School | Net District Cost High School |                                            |                                                                           |                              |                            |                                     |                                                         |                             |                         |                                                  |                                              |
| Single Family Detached                                                                             | \$1.18                                                               | \$1.15                         | \$1.09                        | \$3.42                                     | --                                                                        | (\$0.05)                     | --                         |                                     | (\$0.18)                                                |                             | (\$0.23)                | \$3.19                                           |                                              |
| All Other Housing Units                                                                            | \$0.97                                                               | \$0.90                         | \$0.58                        | \$2.45                                     | --                                                                        | (\$0.03)                     | --                         |                                     | (\$0.11)                                                |                             | (\$0.14)                | \$2.31                                           |                                              |



## H. Use of Funds

Since the original authorizing legislation for impact fees was adopted in New Hampshire, there has been concern with the use of impact fees to fund renovations to existing facilities because of a particular phrase within the governing statute. RSA 674:21, V (a) states: *“Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for with impact fees.”*

While this statutory language is sometimes cited as a prohibition on using impact fees for the improvement or renovation of existing facilities, a 2008 NH Supreme Court opinion<sup>1</sup> indicates that the statutory language, in the context of the entire statute, does not prohibit the use of impact fees for renovation. Rather, the phrase was interpreted as a reiteration of the statutory requirement to assess all impact fees proportionately.

The opinion indicates that if new development derives a proportionate benefit from an improvement or upgrade, and the fee is a proportionate amount, it is consistent with the statutory purpose. Otherwise stated, there are upgrades to existing facilities and infrastructures that *are created* by new development since new development constitutes part of the demand on the related facilities. The portion of costs “created by” new development essentially means those costs which are “proportionate to” the demand from new development.

RSA 674:21, V also allows the use of impact fees to recoup past capital investments, as is now being achieved by the school impact fee that is based on the development of the Middle School.

Therefore the use of impact fee funds need not be dependent on constructing a new building nor even on increasing its capacity. But for any impact fee, there does need to be a demonstration that the amount of the fee is proportionate. One cannot simply assign the full cost of a renovation or other improvement solely to new housing units if the benefits are also available to residents of existing housing units.

As with all other existing Lebanon impact fees, new development may be assessed only for *its proportionate share* of any capital investment involved. Capacity estimates (square feet per pupil needed) and enrollment ratios are used in the Lebanon impact fee basis to define a proportionate allocation of the capital cost of providing adequate public school facilities.

Since the fee basis centers principally on the school buildings, it is recommended that the use of funds be directed toward the renovation, improvement, or expansion of those buildings and related building systems, equipment and furnishings.

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<sup>1</sup> See NH Supreme Court decision issued April 8, 2008 in Barry O. Upton v. Town of Hopkinton.



Agenda  
Planning Board  
July 26, 2021

Agenda Item #6A  
Approval of Minutes

June 28, 2021



DRAFT

**LEBANON PLANNING BOARD**  
**Regular Meeting**  
**Monday, June 28, 2021, 6:30 PM**  
**City Council Chambers, City Hall**  
**or Remote Via Webex**  
**LebanonNH.gov/Live**

**MEMBERS PRESENT:** Bruce Garland (Chair), Matthew Hall (Vice-Chair), Karen Zook (Council Representative), Gregorio Amaro, Kim Chewning, Joan Monroe, Laurel Stavis

**MEMBERS ABSENT:** Jeremy Rutter, Kathie Romano

**STAFF PRESENT:** Tim Corwin (Senior Planner), Brian Vincent (City Engineer), Rebecca Owens (Associate Planner)

---

1     **1.     Call to Order**

2  
3             Chair Garland called the meeting to order at 6:30 PM.

4  
5     **2.     Public Hearing Items**

6  
7         A.     **Joshua Patch (applicant) and Patch Forest, LLC, 0 Barden Hill Road (Tax Map**  
8                 **167, Lot 20), zoned RL-2:** The applicant has submitted a building permit (BP2021-286)  
9                 to construct a one-family dwelling on the subject lot which is currently vacant and is  
10                accessed by a Class VI highway. Applicant requests review and comment by the  
11                Planning Board per RSA 674:41, I(c)(1), which permits the City Council to issue  
12                building permits for the erection of buildings on lots accessed by a Class VI highway,  
13                following review and comment by the Planning Board, and subject to the requirements  
14                of RSA 674:41, I (2) and (3).

15  
16             Joshua Patch and Barbara Patch, 40 Patch Road, Lebanon, appeared on behalf of the application.

17  
18             Mr. Patch described the 170-acre lot near his parents' property where he wishes to build a house.

19  
20             Mr. Corwin provided background for the request regarding the Class VI Road situation as described in  
21             Staff Memo. The road would not be maintained by the municipality, and a building permit can only be  
22             issued with City Council approval after Planning Board review and comments. There would also be no  
23             emergency services.

24  
25             Ms. Stavis confirmed that per the RSA, the Planning Board's comments on this matter are non-binding.

26  
27             Mr. Patch described the property on Barden Hill Road and the proposed driveway with his intention to  
28             maintain the road. The Class VI portion of the road was recently improved with hard pack for logging  
29             truck use.

30  
31             Chair Garland noted that certain fire code regulations would still apply to the applicant's use of the Class  
32             VI portion of the road to access the proposed home.



Following general discussion by the Board, a number of items were confirmed. To date, there has only been positive feedback from abutters. The Planning Department has no issue so long as staff's proposed conditions of approval are satisfied. The applicant noted that Liberty Utilities has been consulted about tree removal and required poles. Mr. Vincent explained all of the proposed engineering requirements. Mr. Corwin confirmed that any maintenance details would be specified in the City Council approval.

Chair Garland invited public comment.

Glen Kimball, an abutting property owner at 12 Methodist Hill Road, stated that he has no issue with Mr. Patch building on the property.

Mr. Patch stated that he does not have any issue with staff's proposed conditions of approval.

Chair Garland closed the public hearing.

As set forth in an e-mail sent to the Planning Board and forwarded to the applicant prior to the hearing, staff's recommendations are as follows:

**A. Department of Public Works**

1. Any proposed work/construction within the roadway Right of Way (ROW) shall require an excavation permit in accordance with City Ordinance Chapter 152.
2. The Applicant shall apply for and obtain a City approved Driveway Permit prior to any work within the City ROW.
3. Roadway improvements shall not negatively impact abutting properties.
4. Repair any roadway damage resulting from past roadway use as a heavy truck haul road as part of the Excavation and Driveway Permitting Process.
5. Roadway/driveway construction extending from the Class V road to the proposed house site shall be based on plans prepared by a qualified engineer, to be approved by the City Engineer as part of the Excavation and Driveway Permitting process.
6. Roadway/driveway shall be designed to carry City emergency vehicles with special consideration for wet areas, drainage and ledge.
7. Roadway/driveway maintenance shall be the Applicant's responsibility to provide year-round access.
8. Road use may be considered a driveway with a minimum width of 12 feet, with a turn-around to the satisfaction of the Fire Department and related current IFC codes.

**B. Fire Department**

1. Sections 102.5 and 503.2 of the International Fire Code apply:

**[A] 102.5 Application of residential code.** Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.

**503.2 Specifications.** Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

2. Requests for modifications to any of the above IFC requirements may be submitted in writing to the Lebanon Fire Chief.

The Planning Board members had no negative comments and expressed support of the Staff conditions.

*A MOTION by Laurel Stavis that the Planning Board, having heard the plans from the applicant, will forward their favorable views on the proposal to the City Council and believes the applicant has agreed to meet the conditions as established in the statutes and will support the recommendations of Planning Department Staff.*

*The motion was seconded by Joan Monroe.*

*\*The motion was approved (5-0-1). Karen Zook abstained.*

## B. AMENDMENTS TO THE SITE PLAN REVIEW AND SUBDIVISION

**REGULATIONS:** The Lebanon Planning Board will be conducting a public hearing for the purpose of receiving public input and taking action on proposed amendments to the Site Plan Regulations, Article II (Definitions), Section 1.6 (Compliance), Section 4.3.1 (Consultation with City Staff), Section 4.7 (Review for Complete Application), Section 5.1 (Drawings and Other Submittals), Section 6.1 (General Requirements), Section 6.2 (Landscaping Standards), Section 6.3 (Utilities and Fire Protection), Section 6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety); and to the Subdivision Regulations, Section 3 (Compliance), Section 7 (Planning Board Procedures), Section 10 (Major Subdivision) and Section 13 (Design Standards). Copies of the proposed amendments are available for review at the Planning and Development Department and will also be made available online at the City's Web site.

Mr. Corwin described some minor proposed changes to the "fire-related amendment" red-lines included with the agenda packet, per suggestions made by the City's legal counsel. Ms. Owens described some minor proposed changes to the pedestrian/bicyclist redline and Appendix included with the agenda packet.

Chair Garland invited public comment and noted that some comments were received via email.

Allan Reetz, Hanover Coop Food Stores. commented via email that he read the proposed amendments and was impressed with the detailed work the Planning Board is doing. Mr. Reetz noted that Lebanon is a leader in sensible growth. He recommended raising the number of parking spaces for family bikes.



1  
2 The Board members discussed the issue of showers being available to tenants.

3  
4 Chair Garland noted that the Board members agree with the small number of changes and could vote on  
5 them tonight.

6  
7 *A MOTION by Matthew Hall to approve the two site plan changes set forth in the redlines containing*  
8 *“fire-related” amendments to the Site Plan Review Regulations and Subdivision Regulations, as*  
9 *amended pursuant to the suggested changes described by Mr. Corwin.*

10 *The motion was seconded by Joan Monroe.*

11 *\*The motion was approved (7-0).*  
12

13 *A MOTION by Matthew Hall that the Planning Board approve the proposed amendments set forth in*  
14 *the redline containing “pedestrian/bicyclist” amendments to the Site Plan Review Regulations, as*  
15 *amended pursuant to the suggested changes described by Ms. Owens and per discussion of the*  
16 *Planning Board.*

17 *The motion was seconded by Joan Monroe.*  
18

19 Mr. Hall stated that he would rather see the Board incentivize the desired amenities.

20  
21 *\*The motion was approved (6-1), with Matthew Hall voting against.*  
22

23  
24 **3. Study Items**

- 25  
26 A. Proposed amendments to the Site Plan Review Regulations creating a minor Site Plan  
27 Review process and Minor Site Plan Committee  
28

29 Chair Garland asked the Board to focus on the pages in black, not the redlined pages.  
30

31 The Board members discussed the wording encouraging all applicants to meet with Staff.  
32

33 Mr. Corwin explained a framework for the review considerations and initial determination of the level of  
34 review.

35 The Board members discussed the statutory requirement for the makeup of the committee.  
36

37 Chair Garland acknowledged the suggestions regarding the concept of a Minor Site Plan Committee and  
38 expressed the need for another discussion before scheduling a public hearing.  
39

40  
41 **4. Other Business**  
42

- 43 A. Review and Adoption of Proposed Revisions to the Rules of Procedure for the Planning  
44 Board  
45

46 *A motion by Laurel Stavis to accept the proposed revisions to the Rules of Procedure for the Planning*  
47 *Board.*

48 *The motion was seconded by Gregorio Amaro.*  
49

50 Ms. Monroe stated her opinion that the revisions are not appropriate.  
51



1 *\*The motion was approved (6-1), with Joan Monroe voting against.*

2  
3  
4 **5. Committee Reports**

5  
6 **A. Planning Board Subcommittees:**

- 7 --Planning Board Capital Improvement Program (M. Hall/VACANT/Mr. Garland/L. Stavis)  
8 --Planning Board Development Regulations Update (M. Hall/K. Romano/ VACANT / J. Monroe)

9  
10 **B. City Council Subcommittees:**

- 11 --Class VI Roads Advisory Committee (J. Monroe)  
12 --Lebanon Energy Advisory Committee (J. Monroe)  
13 Ms. Monroe commented on the article in the Valley News regarding a movement to do an aggregation of  
14 power. There will be negotiations with the utilities for better rates and more community involvement.

15  
16 **C. Other Subcommittees:**

- 17 --City Council Representative (D. Whittlesey/K. Zook)  
18 --Heritage Commission (J. Rutter)  
19 --Pedestrian & Bicyclist Advisory Committee (G. Amaro)  
20 --Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)  
21 --UV SubCommittee of the Connecticut River Joint Commissions (B. Garland)  
22 --Upper Valley Transportation Management Association (VACANT)  
23 --Mascoma River Local Advisory Committee (K. Romano)  
24 --Steering Committee for the Implementation of the Master Plan (B. Garland/K. Chewning /VACANT/J.  
25 Monroe)  
26 --West Lebanon Revitalization Advisory Committee (L. Stavis)  
27 Ms. Stavis reported that there were eight bidders for the Westboro Railyard demolition, noting that it is  
28 close to the end of the budget year. The recertification of the area dams and how power is generated in  
29 the State was also noted. It is a long process designed to maintain a steady state of flow with no sudden  
30 rises and drops in water level of river, which provides a number of benefits.  
31  
32 --Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

33  
34 **6. Approval of Minutes**

- 35  
36 **A. None**

37  
38 **7. Adjournment**

39  
40 *A MOTION by Matthew Hall to adjourn the meeting.*  
41 *The motion was seconded by Laurel Stavis.*

42  
43 *\*The MOTION was approved (7-0).*

44  
45 The meeting was adjourned at 8:33 PM.

46  
47 Respectfully submitted,

48  
49 Holly Howes  
50 Recording Secretary

